



***ROANOKE CITY COUNCIL
REGULAR SESSION***

***FEBRUARY 17, 2004
2:00 P.M.***

CITY COUNCIL CHAMBER

AGENDA

1. Call to Order--Roll Call.

The Invocation will be delivered by The Reverend Shadrach Brown, Jr., Pastor, Garden of Prayer No. 7 Church.

The Pledge of Allegiance to the Flag of the United States of America will be led by Mayor Ralph K. Smith.

Welcome. Mayor Smith.

NOTICE:

Meetings of Roanoke City Council are televised live on RVTV Channel 3. Today's meeting will be replayed on Channel 3 on Thursday, February 19, 2004, at 7:00 p.m., and Saturday, February 21, 2004, at 4:00 p.m. Council meetings are now being offered with closed captioning for the hearing impaired.

ANNOUNCEMENTS:

THE PUBLIC IS ADVISED THAT MEMBERS OF COUNCIL RECEIVE THE CITY COUNCIL AGENDA AND RELATED COMMUNICATIONS, REPORTS, ORDINANCES AND RESOLUTIONS, ETC., ON THE THURSDAY PRIOR TO THE COUNCIL MEETING TO PROVIDE SUFFICIENT TIME FOR REVIEW OF INFORMATION. CITIZENS WHO ARE INTERESTED IN OBTAINING A COPY OF ANY ITEM LISTED ON THE AGENDA MAY CONTACT THE CITY CLERK'S OFFICE, ROOM 456, NOEL C. TAYLOR MUNICIPAL BUILDING, 215 CHURCH AVENUE, S. W., OR CALL 853-2541.

THE CITY CLERK'S OFFICE PROVIDES THE MAJORITY OF THE CITY COUNCIL AGENDA ON THE INTERNET FOR VIEWING AND RESEARCH PURPOSES. TO ACCESS AGENDA MATERIAL, GO TO THE CITY'S HOMEPAGE AT WWW.ROANOKEGOV.COM, CLICK ON THE ROANOKE CITY COUNCIL ICON, CLICK ON MEETINGS AND AGENDAS, AND DOWNLOAD THE ADOBE ACROBAT SOFTWARE TO ACCESS THE AGENDA.

ALL PERSONS WISHING TO ADDRESS COUNCIL ARE REQUESTED TO REGISTER WITH THE STAFF ASSISTANT WHO IS LOCATED AT THE ENTRANCE TO THE COUNCIL CHAMBER. ON THE SAME AGENDA ITEM, ONE TO FOUR SPEAKERS WILL BE ALLOTTED FIVE MINUTES EACH, HOWEVER, IF THERE ARE MORE THAN FOUR SPEAKERS, EACH SPEAKER WILL BE ALLOTTED THREE MINUTES.

ANY PERSON WHO IS INTERESTED IN SERVING ON A CITY COUNCIL APPOINTED AUTHORITY, BOARD, COMMISSION OR COMMITTEE IS REQUESTED TO CONTACT THE CITY CLERK'S OFFICE AT 853-2541, OR ACCESS THE CITY'S HOMEPAGE AT WWW.ROANOKEGOV.COM, TO OBTAIN AN APPLICATION.

2. PRESENTATIONS AND ACKNOWLEDGMENTS: NONE.

3.

CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE MEMBERS OF CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF DISCUSSION IS DESIRED, THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

- C-1 Minutes of the regular meeting of Council held on Monday, November 17, 2003, and recessed until Friday, November 21, 2003; the Special Meeting held on Tuesday, November 25, 2003; the regular meeting held on Monday December 1, 2003; the regular meeting held on Monday, December 15, 2003; and the regular meeting held on Monday, January 5, 2004.

RECOMMENDED ACTION: Dispense with the reading of the minutes and approve as recorded.

- C-2 A communication from D. Duane Dixon tendering his resignation as a member of the Board of Trustees, City of Roanoke Pension Plan, effective February 2, 2004.

RECOMMENDED ACTION: Accept the resignation and receive and file the communication.

- C-3 Qualification of Linda D. Frith and Allen D. Williams as Directors of the Industrial Development Authority.

RECOMMENDED ACTION: Receive and file.

REGULAR AGENDA

4. PUBLIC HEARINGS: NONE.

5. PETITIONS AND COMMUNICATIONS:

- a. Request of the Roanoke Arts Commission to discuss the Public Arts Planning process. Mark C. McConnel, Chair, Spokesperson. (Sponsored by Council Members William D. Bestpitch and M. Rupert Cutler)
- b. Request to address Council with regard to the Roanoke Express Hockey Team. Cristy M. Lovelace, Spokesperson. (Sponsored by Council Members William D. Bestpitch and Linda F. Wyatt)

6. REPORTS OF OFFICERS:

- a. CITY MANAGER:

BRIEFINGS:

Update on Riverside Centre for Research and Technology. (15 minutes)

ITEMS RECOMMENDED FOR ACTION:

1. Amendment to the City Code to reflect recent updates to the Erosion and Sediment Control and Stormwater Management regulations.
2. Amendment and reenactment of Ordinance No. 35640-110501 to vacate, discontinue and close a portion of Salem Avenue, S. W.
3. Execution of a First Amendment to the Parking Lease Agreement with Crown Roanoke LLC to permanently reduce the number of parking spaces in the Williamson Road Parking Garage, 201 Tazewell Avenue, S. E., retroactively to May 1, 2003.
4. Appropriation of \$28,288.00 received from other jurisdictions in connection with the September 2003 Household Hazardous Waste Collection Day.
5. Endorsement and adoption of the Roanoke Valley Area Ozone Early Action Plan.

7. REPORTS OF COMMITTEES:

- a. Report from the City Planning Commission transmitting the 2003 Annual Report. R. Brian Townsend, Agent, Spokesperson.
- b. Report from the Roanoke City School Board requesting appropriation of \$4,178.00 for the Expanded GED Testing Services Program; and a report from the Director of Finance recommending that Council concur in the request. Richard L. Kelley, Assistant Superintendent of Operations, Spokesperson.

8. UNFINISHED BUSINESS: NONE.

9. INTRODUCTION AND CONSIDERATION OF ORDINANCES AND RESOLUTIONS: NONE.

10. MOTIONS AND MISCELLANEOUS BUSINESS:

- a. Inquiries and/or comments by the Mayor, Vice-Mayor and Members of City Council.
- b. Vacancies on certain authorities, boards, commissions and committees appointed by Council.

11. HEARING OF CITIZENS UPON PUBLIC MATTERS:

CITY COUNCIL SETS THIS TIME AS A PRIORITY FOR CITIZENS TO BE HEARD. MATTERS REQUIRING REFERRAL TO THE CITY MANAGER WILL BE REFERRED IMMEDIATELY FOR RESPONSE, RECOMMENDATION OR REPORT TO COUNCIL.

12. CITY MANAGER COMMENTS:

THE COUNCIL MEETING WILL STAND IN RECESS UNTIL 7:00 P.M., IN THE CITY COUNCIL CHAMBER.



***ROANOKE CITY COUNCIL
REGULAR SESSION***

***FEBRUARY 17, 2004
7:00 P.M.***

CITY COUNCIL CHAMBER

AGENDA

Call to Order -- Roll Call.

The Invocation will be delivered by Council Member Alfred T. Dowe, Jr.

The Pledge of Allegiance to the Flag of the United States of America will be led by Mayor Ralph K. Smith.

Welcome. Mayor Smith.

NOTICE:

The Council meeting will be televised live by RVTv Channel 3 to be replayed on Thursday, February 19, 2004, at 7:00 p.m., and Saturday, February 21, 2004, at 4:00 p.m. Council meetings are now being offered with closed captioning for the hearing impaired.

PRESENTATIONS AND ACKNOWLEDGEMENTS: NONE.

A. PUBLIC HEARINGS:

1. Request to rezone a tract of land located at 739 Townside Road, S. W., containing 3.77 acres, more or less, identified as Official Tax No. 5490307, from C-2, General Commercial District, and C-2, General Commercial District, with conditions, to LM, Light Manufacturing District, subject to certain conditions proffered by the petitioner. Todd D. Conner, Spokesperson.
2. Request of LSW-HMW Family Limited Partnership to rezone one tract of land located at 622 Huntington Boulevard, N. E., containing 1.630 acres, more or less, identified as Official Tax No. 3280102, from CN, Neighborhood Commercial District, to LM, Light Manufacturing District, subject to certain conditions proffered by the petitioner. Daniel F. Layman, Jr., Attorney.
3. Amendment to Vision 2001-2020, the City's Comprehensive Plan, to include the Gilmer Neighborhood Plan. R. Brian Townsend, Agent, City Planning Commission.
4. Request of the City of Roanoke that a 24-foot wide alley running in an easterly direction from Franklin Road, S. W., for a distance of approximately 129 feet; and closure of a 10-foot wide alley running in a northerly direction from said 24-foot wide alley, be permanently vacated, discontinued and closed. R. Brian Townsend, Agent, City Planning Commission.
5. Proposed encroachment of an awning into the public right-of-way at 105 S. Jefferson Street. Darlene L. Burcham, City Manager.
6. Proposed conveyance of a 20-foot wide easement to Appalachian Power Company across City-owned property located at the Roanoke Academy for Mathematics and Science to provide underground electric service. Darlene L. Burcham, City Manager.

B. OTHER BUSINESS: NONE.

C. HEARING OF CITIZENS UPON PUBLIC MATTERS:

CITY COUNCIL SETS THIS TIME AS A PRIORITY FOR CITIZENS TO BE HEARD. MATTERS REQUIRING REFERRAL TO THE CITY MANAGER WILL BE REFERRED IMMEDIATELY FOR RESPONSE, RECOMMENDATION OR REPORT TO COUNCIL.

**MOTION AND CERTIFICATION
WITH RESPECT TO
CLOSED MEETING**

FORM OF MOTION:

I move, with respect to any Closed Meeting just concluded, that each member of City Council in attendance certify to the best of his or her knowledge that (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and (2) only such public business matters as were identified in any motion by which any Closed Meeting was convened were heard, discussed or considered by the members of Council in attendance.

PLEASE NOTE:

1. The forgoing motion shall be made in open session at the conclusion of each Closed Meeting.
2. Roll call vote included in Council's minutes is required.
3. Any member who believes there was a departure from the requirements of subdivisions (1) and (2) of the motion shall state prior to the vote the substance of the departure that, in his or her judgement, has taken place. The statement shall be recorded in the minutes of City Council.

**D. DUANE DIXON
4720 WEMBLEY PLACE
ROANOKE, VIRGINIA
540-774-3331**

RECEIVED
FEB 11 2004
**CITY OF ROANOKE
DEPARTMENT OF FINANCE**

February 2, 2004

Andrea F. Trent
Retirement Administrator
215 Church Ave., SW Room 461
Roanoke, Virginia 24006

Dear Andrea:

I am writing to inform you that I am resigning from the Board of Trustees of the City of Roanoke Pension Plan effective today. I will be moving to Florida at the end of March. I am giving you time so council can appoint someone to replace me for the April Trustees meeting and in the future.

It has been a pleasure to serve on the board back in the 80's and during these last several years. Please let the board know that it was an honor and pleasure to serve on the board with them. Tell David Key that he is doing an excellent job chairing the board. I can tell you that this board is doing a better job than the first time I served and you can tell they have the employee's best interest at heart and realize that it is their pension plan.

You and Jesse are doing a great job and keep up the good work.

Sincerely,



D. Duane Dixon

cc: C. Nelson Harris



RALPH K. SMITH
Mayor

CITY OF ROANOKE

CITY COUNCIL

215 Church Avenue, S.W.
Noel C. Taylor Municipal Building, Room 456
Roanoke, Virginia 24011-1536
Telephone: (540) 853-2541
Fax: (540) 853-1145

Council Members:
William D. Bestpitch
M. Rupert Cutler
Alfred T. Dowe, Jr.
Beverly T. Fitzpatrick, Jr.
C. Nelson Harris
Linda F. Wyatt

February 17, 2004

The Honorable Mayor and Members
of the Roanoke City Council
Roanoke, Virginia

Dear Mayor Smith and Members of Council:

We jointly sponsor a request of Mark C. McConnel, Chair, Roanoke Arts Commission, to discuss the Public Arts Planning process at the regular meeting of City Council on Tuesday, February 17, 2004, at 2:00 p.m.

Sincerely,

A handwritten signature in black ink, reading "William D. Bestpitch".

William D. Bestpitch
Council Member

A handwritten signature in black ink, reading "M. Rupert Cutler".

M. Rupert Cutler
Council Member

WDB:MRC:sm

pc: Darlene L. Burcham, City Manager

Roanoke Arts Commission

215 Church Avenue, S. W., Room 456
Noel C. Taylor Municipal Building
Roanoke, Virginia 24011
540-853-2541

February 17, 2004

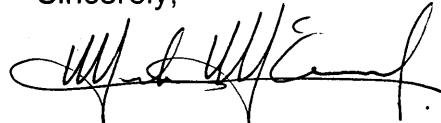
The Honorable Mayor and
Members of Roanoke City Council
Roanoke, Virginia

Dear Mayor Smith and Council Members:

Last year we enjoyed the opportunity of presenting the activities of the Roanoke Arts Commission to Council members and City staff at a dinner meeting. During the meeting Council members made several recommendations including redefining the funding mechanism for public art and creating a public arts master plan to direct the use of city funds.

With your help we crafted the 1% for the arts plan that was implemented this year. The Arts Commission has diligently researched the best and most economical method of preparing a Public Arts Plan and would like to make a presentation to Roanoke City Council at its regular meeting on Tuesday, February 17, 2004, concerning the Public Arts Planning process and how we are planning to move forward.

Sincerely,



Mark C. McConnel, Chair
Roanoke Arts Commission

pc: Council Member M. Rupert Cutler



RALPH K. SMITH
Mayor

CITY OF ROANOKE

CITY COUNCIL

215 Church Avenue, S.W.
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Council Members:
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M. Rupert Cutler
Alfred T. Dowe, Jr.
Beverly T. Fitzpatrick, Jr.
C. Nelson Harris
Linda F. Wyatt

February 17, 2004

The Honorable Mayor and Members
of the Roanoke City Council
Roanoke, Virginia

Dear Mayor Smith and Members of Council:

We jointly sponsor a request of Cristy M. Lovelace to address Council with regard to the Roanoke Express Hockey Team at the regular meeting of City Council on Tuesday, February 17, 2004, at 2:00 p.m.

Sincerely,

A handwritten signature in black ink, reading "William D. Bestpitch".

William D. Bestpitch
Council Member

A handwritten signature in black ink, reading "Linda F. Wyatt".

Linda F. Wyatt
Council Member

WDB:LFW:sm

pc: Darlene L. Burcham, City Manager

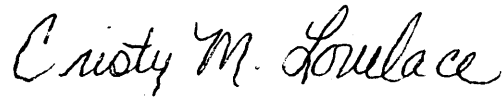
Honorable Mayor and Members of the Roanoke City Council

Roanoke, Virginia

Dear Mayor and Members of the Council,

I would like to address the council with regards to keeping the
Roanoke Express Hockey team in the Roanoke Valley.

Sincerely,

A handwritten signature in cursive script that reads "Cristy M. Lovelace". The signature is written in dark ink and is positioned above the printed name.

Cristy M. Lovelace



CITY OF ROANOKE
OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor, and Members of City Council
Roanoke, Virginia

Dear Mayor Smith and Members of Council:

Subject: Riverside Center

This is to request space on Council's regular agenda for a 15-minute briefing on the above referenced subject.

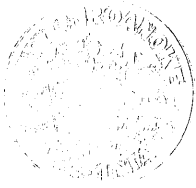
Respectfully submitted,

A handwritten signature in black ink, reading "Darlene L. Burcham". The signature is fluid and cursive, with the first name "Darlene" being more prominent.

Darlene L. Burcham
City Manager

DLB:sm

c: City Attorney
Director of Finance
City Clerk



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February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Recommendation to amend
Chapter 11.1 and Chapter 11.2,
Erosion and Sediment Control and
Stormwater Management, of the
Code of the City of Roanoke.

Background:

In late 2003, the Department of Conservation and Recreation (DCR) of the Commonwealth of Virginia undertook an audit of the City's Erosion and Sediment Control and Stormwater Regulations and Programs. This audit is undertaken of all localities in the Commonwealth on an ongoing basis. As a part of that review, various components of the City's existing Erosion and Sediment Control regulations and Stormwater regulations were requested by DCR to be updated to more closely reflect recent changes in State Code. These recommended changes to the City Code, while not resulting in any new regulatory measures, will enable the City Code provisions to be in concert with specific language contained in State regulations.

Update to Regulations:

The revisions to the Erosion and Sediment Control Ordinance as proposed for adoption will affect sections 11.1-5 and 11.1-6. As is our current policy, the name of the responsible land disturber to be identified prior to

any land disturbing activities will be required. In regards to construction of single family residences, a responsible land disturber must be named if a violation occurs. Lastly, utilities such as gas, electric, and telephone are required to file general erosion and sediment control plans directly with the state.

The revisions to the Stormwater Management Ordinance as proposed for adoption provide verbiage recommended by DCR to clarify the existing ordinance. The affected sections are 11.2-8, 11.2-9 and 11.2-10. A clarification for runoff calculations of pre-development conditions will be incorporated. In addition, the Virginia Stormwater Management Handbook and Virginia Stormwater Law and Regulations are referenced directly in connection with our water quality recommendations. Furthermore, outfalls not only need to have adequate channels but in addition the use of any velocity dissipaters will be required as necessary.

Recommended Action:

City Council adopt ordinances amending the Erosion and Sediment Control and Stormwater Management Ordinances, Chapter 11.1 and 11.2 of the Code of the City of Roanoke (1979).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Darlene Burcham', written in a cursive style.

Darlene L. Burcham
City Manager

DLB:mf

c: William M. Hackworth, City Attorney
Robert K. Bengtson, Director of Public Works
Phil Schirmer, City Engineer
R. Brian Townsend, Director of Planning Building and Development

CM04-00032

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE amending and reordaining §11.1-5, Land disturbing permit requirements, and §11.1-6, Erosion and sediment control plan, of Chapter 11.1, Erosion and Sediment Control, of the Code of the City of Roanoke (1979), as amended, to conform the City Code with state requirements; and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke as follows:

1. Section 11.1-5, Land disturbing permit requirements, and §11.1-6, Erosion and sediment control plan, of Chapter 11.1, Erosion and Sediment Control, of the Code of the City of Roanoke (1979), as amended, are hereby amended and reordained to read and provide as follows:

Sec. 11.1-5. Land disturbing permit requirements.

* * *

(d) As a prerequisite to engaging in the land disturbing activities shown on the approved plan, the person responsible for carrying out the plan shall provide the name of an individual holding a certificate of competence to the agent as provided by §10.1-56, Code of Virginia (1950), as amended, who will be in charge of and responsible for carrying out the land-disturbing activity. Failure to provide the name of an individual holding a certificate of competence prior to engaging in land-disturbing activities may result in revocation of approval of the plan, and the person responsible for carrying out the plan shall be subject to the penalties provided in this ordinance.

(e) The certificate of competence requirement may be waived for an agreement in lieu of a plan for construction of a single family residence. However, if a violation occurs during the land-disturbing activity, then the person responsible for carrying out the agreement in lieu of a plan shall correct the violation and provide the name of an individual holding a certificate of competence, as provided by §10.1-561, Code of Virginia (1950), as amended. Failure to provide the name of an individual holding a certificate of competence shall be a violation of this ordinance.

Sec. 11.1-6. Erosion and sediment control plan.

* * *

~~(i) Any plan approved after July 1, 2001, or any plan amended and approved after that date, shall include on it the name of the person who will be in charge of, and responsible for, carrying out the land disturbing activity, as well as that person's address and telephone number, and either that person's certificate number, showing that the person holds a responsible land disturber certificate, or any equivalent recognized as such by the Virginia Department of Conservation and Recreation, or that person's license number, showing that the person is a professional engineer, land surveyor, landscape architect or architect, or any equivalent recognized by the Virginia Department of Conservation and Recreation.~~

(i) Electric, natural gas and telephone utility companies, interstate and intrastate natural gas pipeline companies and railroad companies shall file general erosion and sediment control specifications annually with the Board for review and written comments. The specifications shall apply to:

- 1. Construction, installation or maintenance of electric, natural gas and telephone utility lines, and pipelines; and*
- 2. Construction of the tracks, rights-of-way, bridges, communication facilities and other related structures and facilities of the railroad company.*

Individual approval of separate projects with subdivision 1 and 2 of this subsection is not necessary when the Board approved specifications are followed. However, projects included in subdivisions 1 and 2 must comply with the Board approved specifications. Projects not included in subdivisions 1 and 2 of this subsection shall comply with the requirements of the City of Roanoke Erosion and Sediment Control Program.

* * *

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE amending and reordaining §11.2-8, Quantity control -- Generally, §11.2-9, Same -- Volume, and §11.2-10, General criteria, of Article II, Technical Criteria, of Chapter 11.2, Stormwater Management, of the Code of the City of Roanoke (1979), as amended, to conform the City Code with state requirements; and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke as follows:

1. Section 11.2-8, Quantity control -- Generally, §11.2-9, Same --Volume, and §11.2-10, General criteria, of Article II, Technical Criteria, of Chapter 11.2, Stormwater Management, of the Code of the City of Roanoke (1979), as amended, are hereby amended and reordained to read and provide as follows:

Sec. 11.2-8. Quantity control -- Generally.

* * *

(b) For purposes of computing runoff, all *pervious* lands in the site shall be assumed *prior to development* to be in good condition (if the lands are pastures, lawns or parks), with good cover (if the lands are woods), or with conservation treatment (if the lands are cultivated), regardless of conditions existing at the time of computation.

Sec. 11.2-9. Same --Volume.

In order to enhance water quality of stormwater runoff, all stormwater management plans must provide for the control of the water quality volume. The water quality volume shall be treated and provided for in a manner consistent with appropriate and applicable standards as set out in

the design and construction standards and procedures, as referenced herein and made a part of these provisions, *the Virginia Stormwater Management Handbook, first edition 1999, and the Virginia Stormwater Law and Regulations*.

Sec. 11.2-10. General criteria.

* * *

(d) Outflows from a stormwater management facility shall be discharged to an adequate channel ~~or~~ *and* velocity dissipaters shall be placed at the outfall of all detention and retention basins and along the length of any outfall channel as necessary to provide a nonerosive velocity of flow from the basin to a channel.

* * *

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
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February 17, 2004

Honorable Ralph Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Re-enactment and
Amendment of Ordinance No.35640-
110501 vacating, discontinuing and
closing a portion of Salem Avenue,
SW

Background:

On November 5, 2001, Ordinance No. 35640-110501 was adopted by City Council, permanently vacating a small portion of Salem Avenue, S.W. The ordinance took effect ten days thereafter. As a condition of the ordinance, the petitioner (Times-World Corporation) was required to prepare and record a subdivision plat showing the vacated portion of the street and the combination of the small portion of Salem Avenue with the adjoining parcels. The ordinance required that the plat be prepared and recorded within a period of twelve months. If this was not done within the twelve months provided, the ordinance provided that it would become null and void.

The applicant, the Times-World Corporation, by their attorney Daniel F. Layman, Jr., has advised that they have made payment for the portion of the street that was closed, however, they have not had prepared and

The Honorable Mayor and Members of City Council
February 17, 2004
Page 2

recorded a plat of subdivision, incorporating the closed street portion into the adjoining lot. Mr. Layman has prepared and filed an application requesting that Ordinance No. 35640-110501 be re-enacted and amended to allow thirty-six (36) months for completion and recordation of the subdivision plat.

Recommendation:

Reenact and amend Ordinance Number 35640-110501 with the condition that the period of time required for satisfaction of the conditions be revised from twelve months to thirty-six (36) months.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darlene L. Burcham". The signature is fluid and cursive, with the first name "Darlene" being more prominent than the last name "Burcham".

Darlene L. Burcham
City Manager

DLB:rbt

Attachment

c: William M. Hackworth, City Attorney
Mary F. Parker, City Clerk
Jesse A. Hall, Director of Finance
R. Brian Townsend, Agent, City Planning Commission
Daniel F. Layman, Jr., Woods Rogers PLC, P O Box 14125, Roanoke,
VA 24038

CM04-00038

VIRGINIA

IN THE COUNCIL OF THE CITY OF ROANOKE

AMENDMENT AND REORDINATION OF) Application of
ORDINANCE NO. 35640-110501) Times-World Corporation

The Honorable Mayor and Members of City Council

1 Times-World Corporation ("Petitioner") applies to have Ordinance No. 35640-110501, originally adopted November 5, 2001, amended and reordained as set forth below

(2) By application filed September 12, 2001, Times-World Corporation requested that a small portion of Salem Avenue, S. W. near its intersection with Second Street, S.W., in the City of Roanoke, Virginia, be permanently vacated, discontinued, and closed pursuant to Section 15.2-2006, Code of Virginia, and Section 30-14, Code of the City of Roanoke (1979), both as amended. A copy of that application as originally filed is attached to this Application.

(3) The purpose of that application was to allow Petitioner to construct a new printing press facility on several lots adjacent to the street and to include this small portion of the street in the construction project.

(4) Petitioner's request was granted and the street portion was vacated, discontinued and closed by Ordinance No. 35640-110501

(5) As is customary with such ordinances, Ordinance No. 35640-110501 required that the Petitioner take, within twelve months from the date of adoption of the ordinance, certain post-adoption actions to complete the closing process, including the payment of \$3,000, the recording of the ordinance, and the preparation and recordation of a plat of subdivision,

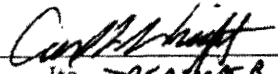
incorporating the closed street portion into the adjoining lot. Although the \$3,000 payment was made by the Petitioner as required, by inadvertence the ordinance and plat were not recorded. Accordingly, by its terms Ordinance No. 35640-110501 is now null and void.

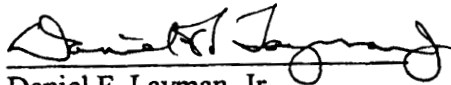
(6) Petitioner's new printing press facility has in fact been constructed and occupies the street portion that was the subject of the now void ordinance. Petitioner would therefore like to correct this situation by having the ordinance re-enacted and amended to allow thirty-six (36) months for completion of the omitted post-adoption actions.

WHEREFORE, Times-World Corporation respectfully requests that Ordinance No. 35640-110501 be amended and reordained to again vacate, discontinue and close the portion of Salem Avenue, SW, that was the subject of that ordinance as originally adopted and to allow thirty-six (36) months for recordation of the new ordinance and the plat of subdivision.

Date 1/30/04

Respectfully,
TIMES-WORLD CORPORATION

By 
Its TREASURER



Daniel F. Layman, Jr.
Woods Rogers PLC
P. O. Box 14125
Roanoke, VA 24038
(703) 983-7653
Counsel for Petitioner

VIRGINIA

RECEIVED
CITY CLERKS OFFICE

IN THE COUNCIL OF THE CITY OF ROANOKE

01 SEP 12 12:05

In re VACATION OF A PORTION OF SALEM
AVENUE, S.W., NEAR ITS INTERSECTION
WITH SECOND STREET, S.W., IN THE
CITY OF ROANOKE, VIRGINIA

Application of Times-World
Corporation

TO: The Honorable Mayor and Members of City Council

(1) Times-World Corporation ("Petitioner") applies to have a small portion of Salem Avenue, S. W. near its intersection with Second Street, S.W., in the City of Roanoke, Virginia, permanently vacated, discontinued, and closed pursuant to Section 15.2-2006, Code of Virginia, and Section 30-14, Code of the City of Roanoke (1979), both as amended. The street portion to be closed is approximately five (5) feet wide and thirty-five (35) feet long and lies along the south side of Salem Avenue, S.W. This portion of the street is shown on the "Right of Way Easement and Vacation Plat for The Roanoke Times" made by Caldwell White Associates dated August 22, 2001, a copy of which is attached to this Application as Exhibit A.

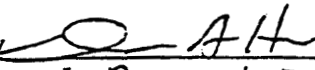
(2) Petitioner is the owner of the parcel of land adjacent to this portion of Salem Avenue, identified by City of Roanoke Official Tax No. 1011001, which it recently acquired from Crystal Tower Building Corporation. Petitioner desires to construct on this and other adjoining parcels a new printing press facility, which project requires for its completion inclusion of the portion of the street which is the subject of this petition.

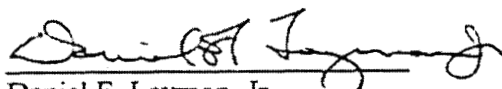
(3) Petitioner is the sole owner of the property bordered by this street portion. Petitioner believes that no inconvenience to the public or to any landowner will result from the closing hereby requested.

WHEREFORE, Times-World Corporation respectfully requests that the above-described portion of Salem Avenue, S.W., be vacated, discontinued and closed by the Council of the City of Roanoke in accordance with Section 15.2-2006, Code of Virginia, and Section 30-14, Code of the City of Roanoke, both as amended to date.

Date: 9-11-01

Respectfully,
TIMES-WORLD CORPORATION

By 
Its Project Director.


Daniel F. Layman, Jr.
Woods, Rogers & Hazlegrove, P.L.C.
P. O. Box 14125
Roanoke, VA 24038
(703) 983-7653
Counsel for Petitioner

25
2/10/04

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE amending and reordaining Ordinance No. 35640-110501; and dispensing with the second reading by title of this ordinance.

WHEREAS, by adopting Ordinance No. 35640-110501, on November 5, 2001, City Council intended to permanently vacate, discontinue and close a small portion of Salem Avenue, S.W., near its intersection with Second Street, S.W.;

WHEREAS, Ordinance No. 35640-110501 provided that it would be null and void, with no further action by City Council being necessary, if a plat of subdivision implementing the ordinance were not recorded within twelve months of the date of adoption of the ordinance;

WHEREAS, Ordinance No. 35640-110501, became null and void, by its terms, when a plat of subdivision was not recorded within twelve months after the adoption of the ordinance; and

WHEREAS, extension of the time in which the plat of subdivision can be recorded after adoption of the ordinance to thirty-six months, will effectuate the purpose of Ordinance No. 35640-110501.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that the next to last paragraph of Ordinance No. 35649-110501 be amended to read and provide as follows, and that such ordinance be reordained as amended:

BE IT FURTHER ORDAINED that if the above conditions have not been met within thirty-six (36) months from the date of adoption of this ordinance, then such ordinance shall be null and void with no further action by City Council being necessary.

BE IT FURTHER ORDAINED that the applicant shall record a certified copy of this ordinance along with the copy of Ordinance No. 35640-110501 that is to be recorded with the Clerk of the Circuit Court.

BE IT FINALLY ORDAINED that pursuant to the provisions of §12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591

Telephone: (540) 853-2333

Fax: (540) 853-1138

CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable Beverly T. Fitzpatrick, Jr, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: First Amendment to
the Parking Lease Agreement between
City of Roanoke and Crown Roanoke
LLC.

Background:

On May 1, 1984, the City entered into a Parking Lease Agreement (Agreement) with 111 Franklin Road Joint Venture to lease 250 parking spaces in its Williamson Road Parking Garage located at 201 Tazewell Avenue. In October 1997, this Agreement was assigned to Crown Roanoke LLC by Assignment and Assumption of Leases and Guarantees in connection with the Crown's purchase of the property located at 111 Franklin Road. Effective May 1, 2003, Crown Roanoke LLC has requested an amendment to the Agreement to allow a reduction in the number of parking spaces from 250 to 196. The term of the Agreement expires on June 30, 2006, but, it is subject to two (2) successive ten(10) year automatic extensions unless Crown notified the City that Crown does not intend to extend the Agreement.

Considerations:

This reduction of 54 parking spaces will be a permanent reduction to allow the City to provide such spaces to other customers. As of May 1, 2003, such 54 spaces have been allocated to other customers. The 196 spaces, which will remain under lease to Crown Roanoke LLC, shall be paid for by Crown at \$65/ month and such rates shall be subject to further market adjustment as set forth in the original Agreement.

Recommended Action:

City Council authorize the City Manager to enter into a First Amendment to the Parking Lease Agreement between the City and Crown Roanoke LLC, effective retroactively to May 1, 2003, to permanently reduce the number of parking spaces being provided in this Agreement from 250 to 196 and to authorize the City Manager to take such further action and execute such further documents as may be reasonably necessary to provide for the implementation and administration of such Amendment and Agreement.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darlene Burcham", written in a cursive style.

Darlene L. Burcham
City Manager

DLB: djm

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Elizabeth Neu, Director, Economic Development

CM04-00037

FIRST AMENDMENT OF PARKING LEASE AGREEMENT

THIS FIRST AMENDMENT OF PARKING LEASE AGREEMENT ("First Amendment") is dated _____, 2004, between **CITY OF ROANOKE, VIRGINIA**, a municipal corporation organized and existing under the laws of the Commonwealth of Virginia (the "**City**") and **CROWN ROANOKE LLC**, a limited liability company organized and existing under the laws of the Commonwealth of Virginia ("**Tenant or Redeveloper**").

W I T N E S S E T H:

WHEREAS, by Parking Lease Agreement ("**Agreement**") dated as of May 1, 1984, the City leased to 111 Franklin Road Joint Venture, as predecessor-in-interest to Tenant, 250 parking spaces (the "**Parking Spaces**") at the parking facility (the "**Facility**") located at 201 Tazewell Avenue, Roanoke, Virginia as more particularly described in the Agreement; and

WHEREAS, the Agreement was assigned to Tenant by Assignment and Assumption of Leases and Guarantees dated October 30, 1997, in connection with Tenant's purchase of the property located at 111 Franklin Road, Roanoke, Virginia; and

WHEREAS, the parties desire by this First Amendment to, among other things, reduce the number of Parking Spaces leased by Tenant from the City at the Facility as hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the mutual receipt and legal sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Defined Terms; Recitals.** All terms used herein and not otherwise defined shall have the meanings ascribed to them in the Agreement. The recitals set forth hereinabove are expressly incorporated into the body of this First Amendment by reference.

2. **Effective Date.** The effective date of this First Amendment shall be retroactive to May 1, 2003 (the "**Effective Date**").

3. **Reduction of Parking Spaces.** As of the Effective Date, the Parking Spaces leased by Tenant from the City at the Facility are reduced from 250 spaces to 196 spaces. Reference in the Agreement to the number 250 spaces or 250 parking spaces are deemed to now refer to the number 196 spaces or 196 parking spaces as of the Effective Date. The Parking Spaces to be permanently relinquished by Tenant to the City are designated on Exhibit "A" annexed hereto and made a part hereof.

4. **Rent for Parking Spaces.** As of July 1, 2003, Tenant shall be obligated to pay an increased Rent to the City for the Parking Spaces at a rate of \$65.00 per space per month, subject to further adjustment of such rate as set forth in Paragraph 6 of the Agreement.

5. **Reference to IBM Building.** References in the Agreement to the "IBM Building" shall be deemed to refer to whatever current name is being used for the Building referred to in the Agreement.

6. **Effect of First Amendment.** As modified and amended by this First Amendment, all of the terms, covenants and conditions of the Agreement are hereby ratified and confirmed and shall continue to be and remain in full force and effect throughout the remainder of the term thereof.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be signed by their authorized representatives.

CITY OF ROANOKE, VIRGINIA

By: _____
Darlene L. Burcham, City Manager

CROWN ROANOKE LLC

By: Crown Roanoke Manager, Inc.,
Its sole Managing member

By: _____
Name: Davar Rad
Title: President

Lender hereby acknowledges notice of the above First Amendment and its consent to same.

LENDER:

LaSalle Bank National Association, as trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2000-C4, Commercial Mortgage-Pass Through Certificates, Series 2000-C4; by Wachovia Bank, National Association ("Wachovia"), formerly known as First Union National Bank, Sub-Servicer, pursuant to the Sub-Servicing Agreement dated as of September 11, 2002.

By: _____
Name:
Title:

Appropriation and Funds Required for this
Contract Certified

Director of Finance

Date Acct #

Approved as to Form:

City Attorney

Approved as to Execution:

City Attorney

Exhibit "A"
To First Amendment of Parking Lease Agreement
Dated _____, 2004,
Between City of Roanoke and Crown Roanoke LLC

Relinquished Parking Spaces

Dated _____

[illegible]

Parking Spaces 1- 196 are assigned to Crown Roanoke LLC

Parking Spaces 197 - 250 are permanently Vacated by Crown Roanoke LLC

Dated _____

[illegible]

Parking Spaces 1- 196 are assigned to Crown Roanoke LLC

Parking Spaces 197 - 250 are permanently Vacated by Crown Roanoke LLC

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE authorizing an amendment of a parking lease agreement between the City of Roanoke and Crown Roanoke LLC; and dispensing with the second reading by title of this ordinance.

WHEREAS, by Parking Lease Agreement dated May 1, 1984, authorized by Ordinance No. 26871 adopted January 30, 1984, as amended by Ordinance No. 26946 adopted April 9, 1984, the City of Roanoke leased to 111 Franklin Road Joint Venture, the predecessor in interest to Crown Roanoke LLC, 250 parking spaces at the City's Parking Facility located at 201 Tazewell Avenue, Roanoke, Virginia (a/k/a Williamson Road Parking Garage);

WHEREAS, such Lease Agreement was assigned to Crown Roanoke LLC by assignment dated October 30, 1997, in connection with Crown's purchase of the property located at 111 Franklin Road, Roanoke, Virginia;

WHEREAS, Crown has requested the City to reduce the number of parking spaces that are to be made available under the Lease Agreement from 250 to 196, effective as of May 1, 2003, at which time such 54 parking spaces were allocated to other customers of the City, and that Crown would continue to pay for the remaining 196 parking spaces in accordance with the terms of the Lease Agreement; and

WHEREAS, City staff has reviewed the matter and believes that the reduction of 54 parking spaces would be beneficial to both parties and they will be able to continue to make such 54 parking

spaces available to other users of the Parking Facility on a regular basis, as has been done since May 1, 2003.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke as follows:

1. The City Manager is authorized to execute an Amendment to the Parking Lease Agreement dated May 1, 1984, referred to above which will reduce the number of parking spaces the City is to make available under such Parking Lease Agreement from 250 to 196 spaces, in accordance with the City Manager's letter to Council dated February 17, 2004.

2. The City Manager is authorized to take such further action and execute such further documents as may be reasonably necessary to provide for the implementation and administration of such Amendment and the Parking Lease Agreement.

3. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this Ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Donations Appropriations -
Hazardous Waste Day

Background:

Over 5,500 citizens of the Roanoke Valley have brought their hazardous household waste to the six events that the City of Roanoke has coordinated since April 2000. The first five of these events were funded predominately from the capital accounts which resulted from the Consent Order with Virginia Department of Environmental Quality and the Plea Agreement with U.S. Environmental Protection Agency. However, the most recent event conducted in September 2003 was performed on a regional basis to fulfill a requirement of each jurisdiction's Virginia Pollutant Discharge Elimination System (VPDES) Stormwater Quality Improvement Program. The neighboring jurisdictions provided both staff and financial resources for the September 2003 event which totaled over \$78,000.00.

Considerations:

The following is a breakdown of each jurisdiction's monetary commitment to the September 2003 Household Hazardous Waste Collection Day:

Salem	\$ 3,373	008-660-9783-9794
Roanoke County	\$19,650	008-660-9783-9793
Vinton	\$ 1,088	008-660-9783-9796
Botetourt County	<u>\$ 4,177</u>	008-660-9783-9797
	\$28,288	

Recommended Action:

Establish revenue estimates totaling \$28,288 for revenues received from other jurisdictions as shown above and appropriate the same to the Household Hazardous Waste Day expenditure account #008-660-9783-8999 in the Capital Projects Fund.

Respectfully submitted,



Darlene L. Burcham
City Manager

DLB:pjt

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Paul J. Truntich, Jr., Environmental Administrator

CM04-00035

AHIS
 IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to establish revenue estimates and to appropriate funding for the September 2003 Household Hazardous Waste Collection Day, amending and reordaining certain sections of the 2003-2004 Capital Projects Fund Appropriations and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2003-2004 Capital Projects Fund Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

Appropriations		
Appropriated from Other Governments	008-660-9783-8999	\$ 28,288
Revenues		
HHWD – Roanoke County	008-660-9783-9793	19,650
HHWD – City of Salem	008-660-9783-9794	3,373
HHWD – Town of Vinton	008-660-9783-9796	1,088
HHWD – Botetourt County	008-660-9783-9797	4,177

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE
OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Endorsement and Adoption
of Ozone Early Action Plan for the
Roanoke Valley Area

Background:

The U. S. Environmental Protection Agency (EPA) determined that levels of ozone in the Roanoke Valley area sometimes exceed acceptable limits by a small margin. Over the last five (5) years, the number of days the acceptable ozone limit has been exceeded has averaged four (4) days each summer. In 2002, local governments in the Roanoke Valley area, through the Roanoke Valley Area Metropolitan Planning Organization (MPO), entered into an Early Action Compact (EAC) with the EPA. This Compact allowed the Roanoke Valley area, in conjunction with the Virginia Department of Environmental Quality (VDEQ) and EPA, to develop an Ozone Early Action Plan (EAP) to reduce excessive ozone levels by 2007. Council approved participation in the EAC by Resolution No. 36186-121602.

Since this Compact, the MPO has coordinated development of the EAP with representatives of the participants in the Plan, including the City of Roanoke. Strategies in the EAP for local implementation concentrate on three (3) general targets: heavy duty diesel equipment, lawn and garden

equipment, and other assorted actions including public education and specific actions on high ozone days.

The EAP includes actions and obligations the City of Roanoke will be responsible for implementing and will become federally enforceable by the EPA and VDEQ. The City of Roanoke is already committed or intending to implement the strategies and actions it is mandated by the EAP to perform, such as replacing trucks with efficient ethanol-compatible vehicles, instituting a system of greenways and bicycle lanes, increasing the tree canopy, and instituting Valley Metro service to Blacksburg. Other measures will be administrative, e.g. refueling vehicles in early mornings or late afternoons, or restricting mowing on high ozone days. The EAP's strategies and obligations, which will need to be continued until at least 2012 under the EAC, are not expected to require identifiable incremental costs to the City.

Considerations:

Having an approved EAP allows the area to develop and pursue its own strategies to address effectively high ozone levels by 2007. The alternative to an EAP is for EPA to designate formally the area as a "non-attainment area" and mandate significant actions and prohibitions on activities in the Valley in order to attain required standards by 2009. EPA monitoring would then continue for another 20 years. This course would give much less local control and be much more burdensome to the public and private sectors for a much longer period of time.

The MPO adopted the EAP on January 22, 2004. A copy of such EAP is attached hereto as attachment 1. All parties to the Compact, including the City of Roanoke, are asked to adopt the Plan in time to submit it to VDEQ and EPA in March. Roanoke County and the Town of Vinton have already done so. The intention is to begin implementation of strategies in 2004 in order to enhance effectiveness in ozone reduction in 2005. The EAP strategies generally are consistent with policies and plans of the City of Roanoke and are not expected to incur additional identifiable costs.

Recommended Action:

Adopt and endorse the Roanoke Valley Area Ozone Early Action Plan (EAP) that will be in a form substantially similar to the EAP adopted by the Metropolitan Planning Organization (attached), and authorize the City Manager to take such actions and execute such documents as may be necessary for the implementation and administration of such EAP, including any modifications to such EAP.

Direct the City Clerk to send a signed copy of Council's resolution to the Director of the Virginia Department of Environmental Quality for processing and inclusion into the official State Implementation Plan, which once approved by EPA will make these commitments and responsibilities federally enforceable.

Respectfully submitted,



Darlene L. Burcham
City Manager

DLB:hdp

Attachment

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
George C. Snead, Assistant City Manager for Operations
Robert K. Bengtson, Director of Public Works
Paul J. Truntich, Environmental Manager
Kenneth H. King, Transportation Manager

CM04-00039

Roanoke Valley Area Ozone Early Action Plan (EAP)

01-22-2004

Cities of Roanoke and Salem, Counties of
Roanoke and Botetourt, Town of Vinton

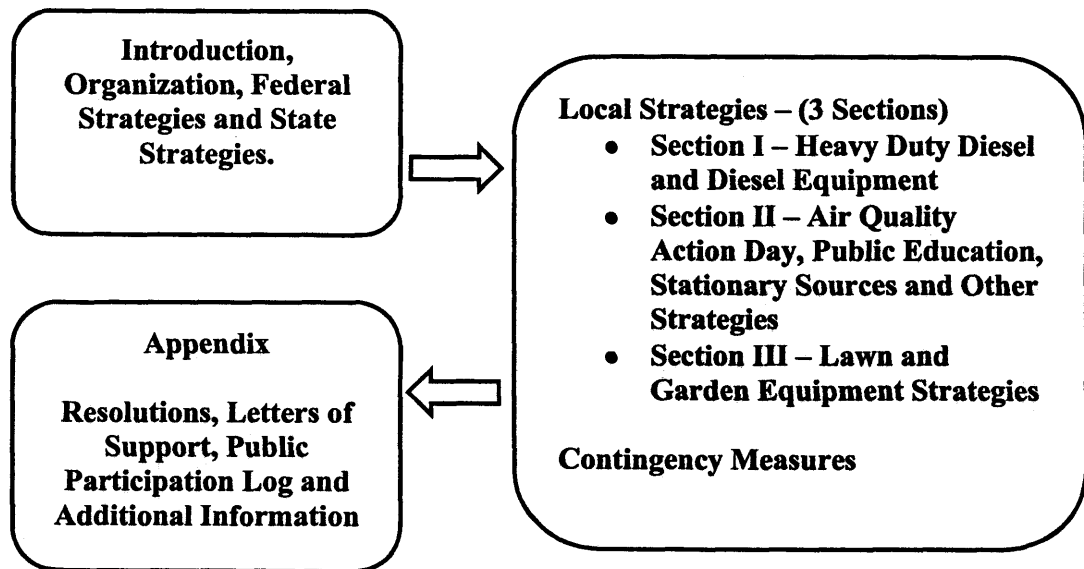
With the assistance of the Roanoke Valley
Area Metropolitan Planning Organization
and the Roanoke Valley-Alleghany Regional
Commission (RVARC).

Introduction:

Elected officials representing local governments in the Roanoke Metropolitan Statistical Area (MSA) entered into an Early Action Compact (EAC) with both the Commonwealth of Virginia and the Environmental Protection Agency (EPA) for the area including Botetourt and Roanoke Counties, the Cities of Roanoke and Salem, and the Town of Vinton. All the parties involved signed and submitted the Compact to the EPA by December 31, 2002. The area then established and commissioned the Roanoke Early Action Plan Task Force to serve as the major stakeholder group to coordinate the development of the early action plan (EAP) for the area. The goal of an EAP is to develop a comprehensive strategy that will bring the area into attainment of the 8-hour ozone standard by 2007. We will achieve this goal by selecting and implementing local ozone precursor pollutant control measures that when combined with other measures on the state and national level, are sufficient to bring the area into compliance with the standard.

Organization of Early Action Plan (EAP):

The text of the EAP is organized along three major themes (see figure). First federal and state strategies are presented. These strategies are enforced from the federal and state levels respectively. The enforcement of these strategies will reside with the federal and state regulatory processes. The federal and state strategies are expected to substantially contribute to improved air quality in the Roanoke Valley Region.



The meat of the EAP resides in the Local Strategies. These strategies were developed by the Ozone Early Action Plan Task Force and submitted to general public review on several occasions. These strategies are tailored to the localities in the region and

represent a great opportunity for local control and involvement. These strategies are presented in three sections corresponding to Heavy Duty Diesel and Diesel Equipment, Air Quality Action Day and Various Strategies and Lawn and Garden Equipment Strategies. The Appendix contains Resolutions from the local governments as well as regional agencies, letters of support and commitment from private, public and non-profit organizations, additional information and details pertaining to some of the local strategies and a public participation log.

State & Federal Control Measures:

In addition to the local control measures, there several state and federal actions that have or will produce substantial ozone precursor emission reductions both inside and outside of the Roanoke Valley area. These reductions are aimed at reducing local emissions and the movement (transport) of pollution into the area. These measures, when combined with the local control program, are expected to lower area ozone concentrations to the level at or below the ozone standard.

Federal Measures:

On the federal level, numerous EPA programs have been or will be implemented to reduce ozone pollution. These programs cover all the major categories of ozone generating pollutants and are designed to assist many areas to come into compliance with the federal ozone standard. A brief description of these measures is provided below:

Stationary & Area Source Controls: In addition NOX SIP Call program, the EPA has developed a number of control programs to address smaller “area” sources of emissions that are significant contributors to ozone formation. These programs reduce emissions from such sources as industrial/architectural paints, vehicle paints, metal cleaning products, and selected consumer products.

Motor Vehicle Controls: The EPA continues to make significant progress in reducing motor vehicle emissions. Several federal programs have established more stringent engine and associated vehicle standards on cars, sport utility vehicles, and large trucks. These programs combined are expected to produce progressively larger emission reductions over the next twenty years as new vehicles replace older ones.

Non-Road Vehicle & Equipment Standards: The category of “non-road” sources that covers everything from lawn & garden equipment to aircraft, has become a significant source of air pollutant emissions. In response, EPA has adopted a series of control measures to address these sources. These programs include engine emission standards for lawn & garden equipment, construction equipment, boat engines, and locomotives. All these measure have been developed to address both the creation of ozone producing emissions in the local area, as well as reducing the movement of ozone into the area as a comprehensive approach to reducing ozone levels. A full summary of these state and federal measures is presented in Appendix B.

State Measures:

At the state level, several significant actions have been taken. First, in response to EPA's call for the reduction of NOX emissions from large combustion sources (i.e., the NOX SIP Call), the state has adopted and will implement a program to significantly reduce emissions on NOX as part of a regional program to reduce ozone transport. This program alone is predicted to reduce ozone forming NOX emissions by up to 30,000 tons per ozone season in Virginia. Secondly, the state opted into the National Low Emission Vehicle program that began to require less polluting vehicles in the state, beginning in 1999. Also in 1999, Stage I vapor recovery systems were required at gasoline stations in the Roanoke area. To further address local emissions, the state has recently adopted Reasonably Available Control Technology (RACT) controls for industries in the area, to further reduce the local contribution to ozone formation. The emission reduction expected from RACT in the area is currently being evaluated on a source-by-source basis. Compliance with the RACT rule will be required by the end of 2005.

Definitions:

Air Quality Action Day, Days Forecast to be Nonattainment and "Code Red Days" – for the purpose of this document all occurrences of "Air Quality Action Day," "Days Forecast to be Nonattainment," "Code Red Days, and/or similar statement in the profiles of various strategies refer to days which are forecast to be at 85 ppb or greater for an 8-hour average concentration of Ozone. As far as this plan is concerned, this definition supercedes other air-quality definitions and/or indexes, which may be in common use by other agencies and employ a similar terminology. This definition could expand to include a standard for fine particulate matter (PM 2.5) in the future if necessary.

Roanoke Valley Area

Ozone Early Action Plan (EAP)

Local Strategies

Section I of III

Heavy Duty Diesel and Diesel Equipment Strategies

Table of Contents:

1.) Reducing Locomotive Idling	2
2.) Limiting Idling Times for School Buses	3
3.) Retrofit Roanoke County School Buses	4
4.) City of Roanoke – Purchase 5 Bio-diesel Compatible Solid Waste Trucks.....	5
5.) City of Roanoke – Purchase of Ethanol Compatible Vehicles.....	6
6.) City of Roanoke – Purchase 9 Bio-diesel Trucks.....	7
7.) City of Roanoke – Purchase of 2 Hybrid Electric Vehicles	8
8.) County of Roanoke – Purchase of Low-emission Vehicles	9
9.) County of Roanoke – Fleet Management Education/ Training.....	10

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure		Reducing Locomotive Idling
Pollutants reduced		PM, NOX
Costs		N/A
Sources affected		Locomotives
Geographical area		City of Roanoke
Implementation date		Completed by Norfolk Southern Railroad Company
Requires approval by State Air Pollution Control Board?		No
Enforceable?		No
Quantifiable?		Yes
Description of measure		To increase operating efficiency and reduce emissions from Transportation activities Norfolk Southern Railway Company has implemented a operating policy to reduce emissions from idling locomotives as allowable by ambient conditions being greater then 32 degrees.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	Limit Idling Times for School Buses
Pollutants reduced	PM, Nox (~0.74 tpy)
Costs	Zero costs other than normal operational costs.
Sources affected	Mobile Sources – Buses
Geographical area	County of Roanoke, County of Botetourt, and Town of Vinton (note: City of Roanoke, and the City of Salem already have school bus idling restrictions per 9VAC5-20-201)
Implementation date	ASAP
Requires approval by State Air Pollution Control Board?	Yes - 9VAC5-20-201 needs to be administratively updated with the 2000 census data. Bob Mann with the VDEQ is checking to see if this update can be handled administratively.
Enforceable?	Yes. Idling restriction already exist for the City of Roanoke and part of Roanoke County and the City of Salem.
Quantifiable?	Yes, will need to determine the number of buses, model, year, and an estimated idling time for buses in this area. Assumptions: 300 HDD 1995 buses, idle 30 minute/day, 25g/hour NOX, 180 day/yr = $300 \times 25/2 \times 180 \times 1000\text{g/kg} = 675 \text{ kg/year}$ or 0.74 ton/year.
Description of measure	This emission reduction strategy involves increasing public awareness and enforcing the existing idling restrictions and expanding the idling restrictions as necessary based on the 2000 census data. A school bus burns ½ gallon of fuel for each hour it idles. If a school system with 50 buses reduce idling times by 30 minutes a day, the savings at \$1 a gallon will be \$2,250 a year in fuel costs.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	Retrofit Roanoke County School Buses
Specific Project	Retrofit 100 Roanoke County school buses
Pollutants reduced	PM (0.07tpy), CO (1.24tpy), HC (0.26tpy)
Costs	<p>The costs of Roanoke County school bus retrofit project will be paid for by a court settlement.</p> <p>Oxidation catalysts cost about \$1,500 to \$2,500 each, and diesel particulate filters cost about \$5,000 to \$8,000 each. Costs should decrease with large-volume orders as more fleets participate. Ultra-low sulfur fuel will initially be priced at 8 cents per gallon more than conventional fuel at the refinery.</p>
Sources affected	Heavy-Duty Diesel School Buses
Geographical area	County of Roanoke
Implementation date	July 2004
Requires approval by State Air Pollution Control Board?	No
Enforceable?	N/A –Retrofit are currently underway
Quantifiable?	Yes – The VDEQ projected the emissions benefit of Roanoke County diesel bus retrofit project to be 0.26 tpy HC, 1.42 tpy CO, and 0.07 tpy PM
Description of measure	<p>Roanoke County will be retrofitting 100 school buses with:</p> <ul style="list-style-type: none"> • Diesel oxidation catalysts—pollutants and particulate matter are chemically oxidized to water vapor and carbon dioxide.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	City of Roanoke - Purchase more efficient, Bio-diesel compatible alternative fuel solid waste trucks
Pollutants reduced	PM (~7.8 kg/yr), NOX (~250 kg/year)
Costs	In the long run, the city expects to save money.
Sources affected	Mobile Sources – Solid Waste Trucks
Geographical area	City of Roanoke
Implementation date	2003 – 2007
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Local Government Commitment)
Quantifiable?	Yes $5 \text{ trucks} * 1.5 \text{ hr less operating time/truck} * 4 \text{ day/week} * 52 \text{ weeks/year} * 20 \text{ mph} = 31,200 \text{ miles/year reduction.}$ $\text{NOX} = 31,200 \text{ miles/yr} * 8 \text{ g/mi} * 1000 \text{ g/kg} = 250 \text{ kg/year or } 0.27 \text{ tons/yr}$ $\text{PM} = 31,200 \text{ miles/year} * 0.25 \text{ g/mi} = 7.8 \text{ kg/year}$
Description of measure	In 2003, Roanoke city purchased five new garbage trucks, which can be converted to bio-diesel (Heil automated trucks with Python method). These trucks are more efficient and will have a 20 percent savings in the amount of time it takes to complete the route. Instead of the average of 8 seconds for can pick up, these new trucks will average 6 seconds. Roanoke city picks up trash four days a week. As these new trucks are integrated into the routes, the routes will be adjusted to reduce the driving time. These new trucks will save from 1 to 1 ½ hour each day. Roanoke has a total of 13 garbage trucks. Usually, only 10 trucks are on the road because of maintenance. As the fleet is replaced, the city will purchase the same type vehicle. This will reduce maintenance time because they will be newer vehicles and they will be the same style allowing for quicker maintenance.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	Purchase/Use of ethanol compatible alternative fuel vehicles
Pollutants reduced	NOX, VOC
Costs	In the beginning, slightly higher than normal vehicle replacement. Once alternative fuel supply is improved, price may decrease.
Sources affected	Mobile Sources – City of Roanoke vehicles
Geographical area	City of Roanoke
Implementation date	2003 – 2007
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Local Government Commitment)
Quantifiable?	Yes
Description of measure	In 2003, City of Roanoke purchased eleven sedans and station wagons that are ethanol fuel compatible. By 2007, the city will purchase an additional fifteen ethanol fuel compatible vehicles. While the use of ethanol fuel is being pursued, the city is evaluating the option of outsourcing all fleet fueling operations. If outsourcing is initiated, the city would be dependent upon the selected vendor(s) to provide ethanol fuel. Therefore, at this time the city cannot establish an accurate timetable for integrating the use of alternative fuels.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	City of Roanoke – Purchase new cleaner fleet trucks that will operate using bio-diesel as an alternative fuel to diesel
Pollutants reduced	PM, VOCs
Costs	In the beginning, slightly higher than normal vehicle replacement. Once alternative fuel supply is improved, price may decrease. Biodiesel (B20) cost ~\$0.15 more per gallon than diesel.
Sources affected	Mobile Sources – City of Roanoke vehicles
Geographical area	City of Roanoke
Implementation date	2003 – 2007
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Local Government Commitment)
Quantifiable?	Yes
Description of measure	In 2003, City of Roanoke purchased nine new trucks that will operate using bio-diesel fuel. By 2007, City of Roanoke will purchase an additional twelve bio-diesel fuel compatible vehicles. While the use of bio-diesel is being pursued, the city is evaluating the option of outsourcing all fleet fueling operations. If outsourcing is initiated, the city would be dependent upon the selected vendor(s) to provide bio-diesel. Therefore, at this time the city cannot establish an accurate timetable for integrating the use of alternative fuels.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	Purchase/Use of hybrid vehicles
Pollutants reduced	PM, VOCs, NOx
Costs	In the beginning, higher than normal vehicle replacement. Price will decrease as hybrid vehicle price declines.
Sources affected	Mobile Sources – City of Roanoke vehicles
Geographical area	City of Roanoke
Implementation date	2003 – 2007
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Local Government Commitment)
Quantifiable?	Yes
Description of measure	In 2003-2004 fiscal year, City of Roanoke will purchase one 2004 Toyota Prius hybrid vehicle. Dependant upon favorable evaluation and field-testing, the city will purchase additional Toyota Prius or similar vehicles.

Ozone Early Action Plan Control Measure Profile

Heavy Diesel Equipment and Vehicles

Title of Measure	Purchase of more efficient, low-emission and alternative fuel vehicles
Pollutants reduced	PM, VOCs, NOx
Costs	
Sources affected	Mobile Sources – County Fleet
Geographical area	Roanoke County
Implementation date	2004
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Local Government Commitment)
Quantifiable?	Yes (Only after vehicles are purchased)
Description of measure	** By late 2003 or early 2004, Roanoke County anticipates the approval of a plan that will consider purchasing alternative fuel and low-emission vehicles when making vehicle purchases.

Ozone Early Action Plan Control Measure Profile

Education and Awareness

Title of Measure	Education and Information Training
Pollutants reduced	PM, VOCs, NOx
Costs	
Sources affected	Mobile Sources – Roanoke County
Geographical area	Roanoke County
Implementation date	2003 - 2004
Requires approval by State Air Pollution Control Board?	NO
Enforceable?	Yes (Letter/Brochure Attachment to EAP)
Quantifiable?	Yes (Measure any fuel reduction that occurred after training)
Description of measure	On August 8, 2003, Roanoke County distributed a brochure to all its employees urging them to reduce the environmental impact of driving both County and personal vehicles. Items focused on car-pooling, planning trips, and reduction of idling and warm up periods. In addition, all drivers of County vehicles will receive “effective environmental driving” classroom training by June 30, 2004.

Roanoke Valley Area

Ozone Early Action Plan (EAP) Local Strategies

Section II of III Air-Quality Action Day, Public Education and Stationary Sources Strategies

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Ozone Early Action Plan Control Measure Profile

Title of Measure	Voluntary EAC Pledges and Air Quality Action Day Commitments from Local Businesses (Days forecast to have an 8-hour average concentration of Ozone of 85 ppb or higher – definition could expand to include PM 2.5 in the future)
Pollutants reduced	PM, VOCs, NOx
Costs	<p>Implementing this strategy will consume a considerable amount of time. Associated costs will include the amount of funding needed to partially support a position with the Regional Commission. The RVARC will be filling the Ride Solutions Coordinator vacancy in the near future. The requirements of this position have been expanded to include Ozone Action Day Coordinator duties as they relate to transportation issues. Other minor personal costs would be those associated with providing internships for students from local schools and universities at the RVARC. It is anticipated that interns will assist the Ride Solutions Coordinator.</p> <p>Additionally, the cost of distributing educational materials such as posters and brochures (videos) should be included in the analysis. To help alleviate this expense, EAC members could request that businesses agree to partially (or fully) pay for the educational materials they distribute as part of their EAC pledge. (Although this may decrease our chances of meeting our established goal.) EPA has already produced some very nice brochures and educational materials we could utilize (rather than reinventing the wheel).</p>
Sources affected	<p>Roanoke's largest employers (With in the EAC area there are approximately 243 businesses that have 100 or more employees, the largest ones will be targeted first.)</p>
Geographical area	Roanoke CMSA
Implementation date	2003 – 2007
Implementation date	2003 – 2007

Requires approval by State Air Pollution Control Board?	NO This is a voluntary pledge on the part of local business; therefore it would not require SAPCB approval.
Enforceable?	NO
Quantifiable?	NO Actual emissions reductions from this measure cannot be quantified and incorporated in the modeling. Although the emissions reductions will not be quantifiable, the strategy will have a <i>quantifiable goal</i> of exposing at least 10,000 people to the educational material through their place of employment. The committee feels this goal can be easily achieved if the Roanoke area's largest employers agree to sign the pledge.
Description of measure	<p>This measure falls in the realm of public education, and is aimed at altering or modifying the behavior of local citizens to remedy the air quality problem.</p> <p>In this measure, the targeted business would make a voluntary pledge to participate in Roanoke's ozone action program. As a basic requirement of this pledge, the employer provides educational materials on ozone to it's employees. The educational package will include ozone action day posters to be displayed in the workplace, as well as brochures explaining the effects of ozone and what individuals can do to lower ozone concentrations. The pledge would also require each business to dedicate an employee(s) who is responsible for checking and posting the daily ozone forecast (http://www.deq.state.va.us/ozone/) during the ozone season.</p> <p>Individual businesses will be encouraged to take initiative and further develop their own air quality programs beyond the basic pledge. Further development could include measures such as holding AQ workshops for their employees, providing environmental awards or merits to employees who take initiative in the program, and depending on the type of business, consumer based incentives which would alter the behavior of the consumer. Businesses could also opt to participate in VA DEQ's Environmental Excellence Program.</p> <p>Presenting this program to the local businesses will be the most time consuming and challenging aspect of this strategy's implementation. The most time effective manor, in which this strategy could be presented, would be to invite representatives from targeted businesses to a meeting providing information on the strategy. The meeting would also provide background information on the EAC, its purpose and why it would be</p>

advantageous for local businesses to get involved. The RVARC and various EAC members who represent the local business community would be instrumental in providing contacts and setting up the meeting.

Part of this measure may involve partnerships with EPA and VA DEQ.

Additional Information

An EPA EMPACT program document titled "Ozone Monitoring, Mapping, and Public Outreach – Delivering Real-Time Ozone Information to Your Community" (EPA, 1999) provides detailed information about implementing these types of public education programs in your community. It also has several great examples of similar types of programs that were successfully implemented in other cities and states. Though these programs did not provide "quantifiable" emissions reductions, they did have measurable success in creating greater public awareness.

It is important to note that that if the State of Virginia, or a specific locality chose to launch an air quality awareness campaign, in order for it to truly be successful they would need a staff (or staff person) whose major duties are dedicated to the program on a year round basis. In fact, the North Carolina Department of Air Quality, which has a successful Air Awareness program, recommends "even if budgets are tight, air quality agencies should dedicate a full-time staffer to manage their ozone outreach programs all year long." (Ozone Monitoring, Mapping and Public Outreach, EPA 1999) If the Roanoke EAC members choose to implement the various public awareness and outreach strategies, it would be in the city's best interest (since we will be committed to following through on these activities) to provide a staff person who can lead and coordinate these activities with the help of volunteers from the EAC.

Finally, since many of the public education measures are inter-related, and it would be beneficial for the committee members of the various public education strategies to work together.

Ozone Early Action Plan Control Measure Profile

Title of Measure	Voluntary Program with Gas Stations to promote fueling early in the morning or later at night. Mandatory agreement from local governments to refuel vehicle fleets either early in the morning or later at night.
Pollutants reduced	VOC
Costs	The cost of any incentive
Sources affected	Gasoline Stations, General public, Local Governements
Geographical area	Region wide
Implementation date	Ozone Season 2004
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	Yes Easily determined by looking at previous and present hourly filling rates.

**Description of
measure**

The following area businesses have been contacted and have given initial willingness to cooperate by offering some incentive for filling cars prior to 8:00 am and after 5:00 pm. Letters from these companies will be forwarded to the MPO shortly informing them of each individual effort.

Kroger

Sheetz

Workman Oil

PM Transport

Other businesses that are currently considering participation in this effort are:

Jasraj Inc. Patel Brothers

Go Mart

7-11

ETNA

These sources likely control 60% of impacted area stations.

Incentives could be

Free coffee to fill in AM prior to 8 AM

Free small drink to fill after 5PM

Free gas with 10 fill-ups at a station before 8AM or after 5PM

Free sub during next visit with purchase of drink and chips with 5 fill-ups prior to 8AM or after 5PM.

Free groceries with 10 fill-ups prior to 8AM or after 5PM.

Price reduction on gas when filling during those hours.

Press release to general public advising public of the need for compliance with this voluntary program. Then follow up with additional informational press release advising public of how the program is doing. This should get other businesses to join in and work toward reducing emissions.

Local Governments will be asked to refuel local fleets before 8:00 am or after 5:00 pm on days predicted to be nonattainment for Ozone.

Title of Measure	Encouragement of Consumer Purchase of Fuel Efficient Vehicles
Pollutants reduced	VOC, NOX
Costs	This strategy will be incorporated into marketing costs for public relations/ education strategies and/or in kind contributions from private entities.
Sources affected	Vehicle Dealerships
Geographical area	Region wide
Implementation date	Ozone Season 2004
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No (Voluntary)
Quantifiable?	No
Description of measure	As a part of the general public education/ relations efforts (see page 18) individual consumers, private fleets and local governments will be encouraged to purchase fuel efficient and/or hybrid vehicles whenever possible.

Ozone Early Action Plan Control Measure Profile
Education and Awareness

Title of Measure	Media and Public Relations Regarding Air Quality Action Days
Pollutants reduced	PM, VOCs, NO _x
Costs	½ Full-time staff hours (RIDE Solutions) – minimum supplies
Sources affected	General
Geographical area	Region Wide
Implementation date	2005
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	No

**Description of
measure**

Summary of suggestions - Revised 11/10/03

Notes: 1. This list is intended to avoid duplicating Strategy #1.
2. This list does not include paid advertising.

I. PREPARATION

- A. Develop a distinctive, memorable name for ozone action days.
- B. Conduct a contest to develop a name, logo and letterhead.
- C. Develop a simple, consistent message.
- D. Develop a standard power-point presentation.
- E. Develop or obtain brochures and other handout material.
- F. Draft prototype articles for inclusion in newsletters, house organs, etc.
- G. Prepare public service announcements for radio and TV.
- H. Develop a list and schedule of organizations to contact.
- I. Develop a web site, possibly piggybacked on RideSolutions.
- J. Sign up service organizations to sponsor an educational project.

II. GENERAL INFORMATIONAL CAMPAIGN

- A. Newspaper articles (at least once each year).
- B. Letters to the editor and op-ed articles.
- C. PSA spots on commercial radio and TV stations.
- D. Programs and PSA spots on government access cable TV.
- E. Donated billboards.
- F. Presentations to service organizations and other groups.
- G. Submit sample articles for use in newsletters and house organs.
- H. Annual awards program for participating organizations.
- I. Periodic news releases listing participating organizations.

III. AIR QUALITY ACTION DAYS

- A. Notice and suggestions in daily newspaper that morning.
- B. Suggestions for actions in TV and radio weather forecasts.
- C. Update the web site with alert information and suggested actions.

IV. MEASURABLE GOALS

- A. Annual number of published newspaper articles.
 - B. Annual number of published letters and op-ed articles.
 - C. Annual number of TV and radio programs.
 - D. Annual number of newsletters and house organs.
 - E. Annual number of billboards.
 - F. Annual number of presentations and/or audience members.
-

Ozone Early Action Plan Control Measure Profile

Title of Measure	Transit pass for college students and employees
Pollutants reduced	PM, VOCs, NOx
Costs	
Sources affected	Mobile Sources – Valley Metro Transit
Geographical area	Roanoke Valley
Implementation date	2005 - 2007
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	No
Description of measure	Work with area colleges and employers to annually purchase at least 300 Valley Metro transit passes. These passes would be used with their voluntary Ozone Action Day plans and/or throughout the year. This is a voluntary measure but has a committed goal of 300 passes per year.

Ozone Early Action Plan Control Measure Profile

Title of Measure	Bicycle Infrastructure and Amenities
Pollutants reduced	PM, VOCs, NO _x
Costs	Infrastructure – Local Government
Sources affected	Mobile
Geographical area	Region Wide
Implementation date	2005 - continuing
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	Yes (Need inventory of Infrastructure and Amenities)
Description of measure	<ul style="list-style-type: none"> ○ Encourage local governments to increase pedestrian/bicycle infrastructure spending. ○ make presentations to City Councils and County Board of Supervisors ○ Establish a safe network of bike routes with effective signs and lane markings. ○ continue work with RVARC on Regional Bicycle Suitability Study and with VDOT ○ Educate public about bringing bikes onto public transit (i.e., Valley Metro). ○ work with Valley Metro to advertise this feature ○ Encourage installation of bike racks at public and private-owned buildings. ○ racks at City/County buildings, libraries, civic centers, schools – funding for these goes back to first item on this list, encouraging local governments to increase spending for bicycle infrastructure and amenities ○ encourage developers to provide bike infrastructure and amenities, see City and County Comprehensive Plans on this topic <p>Note: Roanoke County Zoning Administrator stated that we could not require a private entity to provide bicycle infrastructure and amenities, only recommend and encourage them. He said it could be worked into one of the proffers of a rezoning application, but would be case-specific.</p>

Ozone Early Action Plan Control Measure Profile

Title of Measure	School Based Public Education K-12 and Adult Education
Pollutants reduced	PM, VOCs, NOx
Costs	Volunteers
Sources affected	General
Geographical area	Region Wide
Implementation date	2005 - continuing
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	No
Description of measure	<p>The Roanoke Valley Clean Valley Council (CVC), which is funded jointly by the state and the Roanoke Valley Resource Authority, plus private donations, serves the four Valley governments plus Botetourt County. One of its major functions is an education program under which a staff member visits the area schools on an invitation basis and makes presentations to students regarding litter control and recycling. The primary focus is the elementary school level, but some presentations are made to middle and high school students, particularly when environmental issues are part of the curriculum. The intent is to educate students regarding these issues, and through them to influence their parents.</p> <p>The strategy is to have the CVC educator include a component regarding clean air and actions that can be taken to reduce air pollution including ozone. There may be a need for additional funds for materials and additional staff time. These funds could come from the local governments or voluntarily from the business community. The program would be designed to augment an existing program conducted in schools by the Virginia Department of Environmental Quality (DEQ), and not to compete with it.</p>

Ozone Early Action Plan Control Measure Profile

Title of Measure	Tree Canopy/ Urban Forestry
Pollutants reduced	PM, VOCs, NOx
Costs	<ul style="list-style-type: none"> • Cost of actual trees, plus labor for planting and maintenance • We must consider what size/age/species of tree would be most effective to purchase. • Costs would presumably be covered by localities. (Roanoke City, Roanoke County, Vinton, Salem, and Botetourt) • An possibility that would raise awareness, community involvement, and provide funding, would be to invite private sector to participate. Members of the Roanoke College community have expressed interest in adopting Salem planting, integrating the planting and upkeep into the student community service program. The college might also be able to fund the Salem effort. • Other members of private sector might be able to sponsor either a planting, or a particular area. Perhaps a donation of \$X.00 would entitle the donating business or group to a plaque at the site. We could also offer option that people could simple donate money, but no time, using city staff to actually do the planting, but having the trees and supplies covered by donation. • We should also look into grants specific to tree programs, such as Trees Virginia. • For "memorial trees," each locality would specify the donation amount required, which might involve considerations of location, size and species of tree, etc.
Sources affected	General
Geographical area	Region Wide
Implementation date	2005 - continuing
Requires approval by State Air Pollution Control Board?	No
Enforceable?	No
Quantifiable?	Yes -

Description of
measure

- In calculating actual pollution reduced, it is probably not realistic to expect that we will have concrete numbers, although we do know some estimates on the capabilities of tree filtration. The following numbers came from the Roanoke City Vision Urban Forestry Plan, 2001-2002.

Annual Air Pollution Uptake

\$16 per tree

Energy Savings Related to heating/cooling buildings

\$10 per tree

Stormwater Runoff Reduction \$

7 per tree

Trees serve to remove the following pollutants:

- ozone: more than 1 lb annually
- carbon dioxide : 26 lbs annually
- nitrogen dioxide : more than 2 lbs annually (including sulfur dioxide)
- sulfur dioxide : see above
- carbon monoxide : information on amount filtered unavailable
- particulate matter less than 10 microns in size : information on amount filtered unavailable

Based on these numbers, we could plant X number of trees, multiply that by the pollution savings, and project an idea of how much difference the trees might make. We would also have to consider the size and age of the trees. Because we do not yet have any final numbers, we can only estimate based on available information, and the probability that since trees planted before 2007 will be relatively young, and therefore less efficient than mature ones at filtering air pollution. One large tree can filter up to 60 pounds of pollutants per year. (Source: www.wastediversion.org) For purposes of calculation, **we will assume that trees planted by 2007 will filter one-third as many pollutants as a mature tree (20 lbs total per tree rather than 60 lbs)**

Reasonable suggestion for **total number of trees to be planted** (to be approved by Early Action Compact Committee):
Approximately **10,000** trees

Description of
measure -
Continued

If 10,000 trees were planted before 2007, the region would begin to benefit from efforts that eventually could reduce **300 tons** annually of pollutants from air in the region. Based on our estimate that the trees existing in 2007 would filter only one third of the pollutants that a mature tree would, this number would likely be closer to **100 tons**.

This number was arrived at by assuming that Roanoke City will follow through with committed plans to plant 188,000 trees over the next decade, and taking into consideration that we do not want to set unreachable goals in the Early Action Compact. All localities would need to participate to effectively reach this goal, and this estimate is made with the assumption that they would. This total would still fall short of the ideal 40% coverage, but would be a great improvement on the region's present status, and has the potential to significantly improve air quality.

The City of Roanoke adopted an **Urban Forestry Plan** as an **Element** of its comprehensive plan, **Vision 2001-2020**, on April 21, 2003. **Dan Henry**, the city's urban forester, is actively working to implement the **Urban Forestry Plan's** recommendations for increasing tree canopy through tree planting, community involvement, public/private partnerships, ordinance revisions, and increased protection of the existing tree canopy. City Council approved additional tree planting funds for fiscal year 2003-2004. Funding for future years has not been determined as of December 2003."

Anita McMillan with the Town of Vinton will address the local tree committee in an effort to get a commitment to plant a set number of trees by 2007. **James Vodnik** with Roanoke County reports that Roanoke County is committed to planting 100 trees a year. **Beth Carson**, the horticulturist for the City of Salem has committed the city to planting its already-mandated 100 new trees each year, and said that in addition, the city has allocated \$100,000 to "green-up" West Main Street in Salem.

The City of Roanoke has initiated a Commemorative Trees Program whereby individuals or groups can donate \$250 and have a tree planted on public land in honor of friends, family, or special occasions. The first Commemorative Tree was planted on October 23, 2003 in Highland Park.

Ozone Early Action Plan Control Measure Profile

Title of Measure	New Bus Service between Roanoke, Salem, Blacksburg and Christiansburg (See Appendix for service schedule and other details.)
Specific Project	New Bus Service
Pollutants reduced	NOx (0.92 tpy), VOC (2.3 tpy)
Costs	Valley Metro has received approval for a State of Virginia Demonstration Grant to initiate this service. The funding for operating expenses (~\$600k) for this project has been secured through Fiscal Year 2006. The funds (~\$350k) to purchase new buses for this route have also been secured.
Sources affected	Mobile
Geographical area	Roanoke Region
Implementation date	April 2004 – June 2006
Requires approval by State Air Pollution Control Board?	No
Enforceable?	N/A
Quantifiable?	Yes – The estimated lifespan emissions benefit of this new bus route is 2.767 tons of NOX and 6.96 tons of VOC. The life span for this project is April 2004 through June 2006.
Description of measure	Valley Metro will begin operating a new bus service between Roanoke, Salem, Christiansburg and Blacksburg. Funding for this project has been approved through fiscal year 2006.

Ozone Early Action Plan Control Measure Profile

Title of Measure	Open Burning
Specific Project	Several localities currently have a ban on all open burning. Other localities such as County of Roanoke have a permitting process to allow some open burning. In localities where an Open Burning permitting process exists, issuance of permits should be tied to predicted air quality.
Pollutants reduced	NOx VOC
Costs	Denying open burning permits based on predicted air quality would be a function of the fire marshal's office of each locality. There would be few if any financial costs to implement such a policy.
Sources affected	Stationary
Geographical area	Roanoke Region
Implementation date	April 2004 – Ongoing
Requires approval by State Air Pollution Control Board?	No
Enforceable?	Each Fire Marshall would apply in granting permits.
Quantifiable?	Not Known
Description of measure	The Cities of Roanoke and Salem do not allow open burning. However, the counties of Roanoke and Botetourt have an open burning permit process at the discretion of the appropriate local fire marshal. This measure seeks agreement from local fire marshals to make permits conditional on forecasted air quality for the day in question.

Roanoke Valley Area

Ozone Early Action Plan (EAP)

Local Strategies

Section III of III

Lawn and Garden Equipment Strategies

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Ozone Early Action Plan Control Measure Profile

Overview

Gasoline-powered golf carts and turf care equipment used at public and private golf courses are collectively a source of both ozone precursor pollutants (VOC & NO_x). A local control strategy would consist of voluntary local commitments from a number of area golf courses to replace gasoline-powered golf carts with electric golf carts to reduce ozone precursor emissions. A mandatory measure on this source category is not warranted due to the relatively low reduction potential of such a control measure, and because it would probably require a source of funds for subsidies or other forms of financial assistance.

Title of Measure	Replacement of gasoline golf carts & turf care equipment with low or zero emitting (electric) equipment
Pollutants reduced	VOC & NO _x
Costs	Electric golf carts appear to be slightly less expensive than gasoline equivalents. However, some capital investment is required in converting facilities to support the use of electric equipment.
Sources affected	Public & private golf courses.
Geographical area	Entire EAC area.
Implementation date	End of 2005.
Requires approval by State Air Pollution Control Board?	A voluntary program and agreements would not require SAPCB approval.
Enforceable?	Implemented through voluntary agreements.
Quantifiable?	Yes - under development.
Description of measure	Voluntary pilot program at area golf courses to replace gasoline-powered golf carts and turf equipment with low emitting or electric equipment. Each jurisdiction will commit to obtaining a voluntary commitment from one or more golf courses to make the transition from gasoline-powered to electric equipment. Program could have two phases with a firm initial commitment to be included in the early action plan, and a longer second phase as a maintenance measure.

Ozone Early Action Plan Control Measure Profile

Overview

Gasoline-powered lawn mowers and other lawn care equipment used local governments, private companies, and the general public, are collectively a significant source of VOC, NO_x and CO. A local control strategy would consist of a cash incentive program to buyback older working lawn & garden equipment with electric or manual equipment. We will work with willing local governments to commit to the purchase of a certain percent of electric/manual equipment as part of their normal purchasing process.

Title of Measure	Buy back program for old lawn & garden equipment and the purchase of electric or manual equipment
Pollutants reduced	VOC, NO _x , & CO
Costs	Cash rebate of \$40 to \$100 on the purchase of new electric or push mowers or similar L&G equipment (weedwhackers, etc.). \$50k program (\$50 rebate) could remove 1,000 gas-powered mowers per year.
Sources affected	Local governments, lawn care companies, public
Geographical area	Entire EAC area.
Implementation date	2004/2005.
Requires approval by State Air Pollution Control Board?	A voluntary program and agreement would not require SAPCB approval.
Enforceable?	Could be enforced voluntarily and by mandate depending on source sector.
Quantifiable?	Yes – 10 tons VOC reduction and 80 tons CO reduction
Description of measure	Combination of a voluntary or mandatory program to replace gas-powered Lawn & garden equipment with electric or manual equipment. General public would be targeted through a rebate program and local governments would mandate the purchase of electric equipment. A definite funding source would have to be identified to implement this control strategy.

Ozone Early Action Plan Control Measure Profile

Overview

Gasoline-powered lawn & garden equipment used by local governments, private companies, and the general public are collectively a significant source of VOC, NO_x and CO. A local control strategy would consist of a voluntary restriction or moratorium on the operation of lawn & garden equipment on predicted high ozone nonattainment days. This measure would be coordinated with the ozone action days program, and promoted through the overall public education/awareness program established through the early action plan.

Title of Measure	Episodic restriction on the general use of lawn & garden equipment during predicted ozone nonattainment days.
Pollutants reduced	VOC & NO _x
Costs	No direct costs, but could result in lost revenue due to decreased activities for private landscaping firms and/or local governments
Sources affected	General public, private landscaping firms, local governments.
Geographical area	Entire EAC area.
Implementation date	2004.
Requires approval by State Air Pollution Control Board?	A voluntary program and agreement would not require SAPCB approval. Any mandatory local requirement (ordinance or other) would require approval.
Enforceable?	Could be enforced voluntarily or by mandate.
Quantifiable?	Yes – under development.
Description of measure	<p>Voluntary and/or mandatory program to restrict the use of gas-powered lawn & garden equipment on ozone action day (days when high ozone is predicted). Program would be voluntary for the general public and private companies. Each jurisdiction will attempt to obtain voluntary compliance of one or more private companies as part of this program.</p> <p>If after 2005 selected indicators (to be determined) show that overall area emission reduction and/or ozone exceedance targets are not being met, the area would consider modifying this control measure to become partially or fully mandatory.</p>

Ozone Early Action Plan Control Measure Profile

Overview

Gasoline-powered lawn & garden equipment used by local governments, private companies, and the general public are collectively a significant source of VOC, NO_x and CO. This local control strategy would consist of a mandatory ban on the operation of lawn & garden equipment by state/local governments on predicted ozone nonattainment days. This measure would be coordinated with the ozone action days program.

Title of Measure	Episodic ban on the use of lawn & garden equipment by state & local governments during predicted ozone nonattainment days.
Pollutants reduced	VOC & NO _x
Costs	No direct costs, but could result in lost time for state & local government employees
Sources affected	State & local government entities.
Geographical area	Entire EAC area.
Implementation date	2004.
Requires approval by State Air Pollution Control Board?	A mandatory requirement on state/local governments would be accomplished through internal policies and/or agreements.
Enforceable?	Enforced by mandate.
Quantifiable?	Yes – under development.
Description of measure	Mandatory program to restrict the use of gas-powered lawn & garden equipment on ozone action day (days when high ozone is predicted). Program would be mandatory for state and local governments.

Contingency Measures

The Local Governments and Task Force have great confidence that the Ozone Early Action Plan will be successful. However, as contingency measures, one or more of these measures could be implemented after 2005, in response to continuing exceedances of the ozone standard and/or a shortfall in anticipated emission reductions from the EAP. These measures would require more lead-time for implementation as well as additional work with expanded groups of stakeholders.

OTC Portable Container Rule

This measure is part of a suite of measures designed to reduce VOC emissions. The portable container rule would reduce emissions that result from either spillage or permeation. Additional benefits include potential reduction of water contamination and reduction of potential fire hazards.

OTC Architectural/Industrial Maintenance Coatings Rule

This rule basically requires reformulated coatings to meet lower VOC content limits than under the current federal rule. Manufacturers would be required to assume the primary responsibility to produce coatings that meet or exceed VOC content limits for sale and use at the retail and wholesale levels.

OTC Mobile Equipment Repair and Refinishing Rule

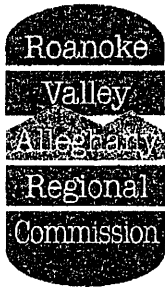
This strategy requires lower VOC content for paints and use of improved transfer efficiency application and cleaning equipment. The rule would apply to primarily small businesses that apply refinishing materials to a variety of mobile equipment repair and refinishing facilities.

Solvent Cleaning Operations Rule

This rule establishes hardware and operating requirements for vapor cleaning machines used to clean metal parts; and also includes volatility restrictions for cold cleaning solvents. Degreasing and solvent cleaning operations are performed by many commercial and industrial facilities.

Truck Stop Electrification

Promoting the electrification of truck stops, rest areas and distribution centers would help reduce unnecessary engine idling. The availability of electrical hook ups would allow powering of cab/sleeper appliances or auxiliary devices without running the engine. The Task Force believes that this measure shows great promise, but may be costly to implement and therefore is scheduled for post 2005.



Roanoke Valley Area

Metropolitan Planning Organization

313 Luck Avenue, SW / PO Box 2569 / Roanoke, Virginia 24010

TEL: 540.343.4417 / FAX: 540.343.4418 / www.rvarc.org / rvarc@rvarc.org

The 22nd day of January, 2004

RESOLUTION

Endorsement and Adoption of the Ozone Early Action Plan for the Roanoke Valley Area

WHEREAS, clean air is essential for quality of life, economic development and general public well-being of the Roanoke Valley Area; and,

WHEREAS, the United States Environmental Protection Agency (EPA) established a revised 8-hour ozone standard in 1997 that was set at 0.085 parts per million (ppm), averaged over a three-year period; and,

WHEREAS, the ozone monitoring station in the Roanoke area (in the Town of Vinton) currently has a design value of 0.085 ppm that would qualify the area for the designation of nonattainment area for ozone under the Clean Air Act of 1990; and,

WHEREAS, the EPA has developed and endorsed the air quality planning concept of Early Action Compacts, where an area that marginally exceeds the ozone standard can enter into a voluntary agreement with state and federal governments to develop and implement an Early Action Plan to proactively reduce ozone levels and come into compliance with the standard; and,

WHEREAS, elected officials, representing the Cities of Roanoke and Salem, the Counties of Botetourt and Roanoke and the Town of Vinton, acting through the Roanoke Valley Area Metropolitan Planning Organization entered into an Ozone Early Action Compact with the Virginia Department of Environmental Quality (VDEQ) and the Federal Environmental Protection Agency (EPA) in December 2002; and,

WHEREAS, the Ozone Early Action Compact authorized the establishment of an Early Action Plan Task Force and the development of a regional Early Action Plan consisting of local, state and national strategies to bring the Roanoke Valley Area into attainment with the 8-hour Ozone standard by the year 2007; and,

WHEREAS, in response, the Early Action Plan Task Force has developed and submitted an Early Action Plan for consideration and adoption by the localities that have entered into the Early Action Compact; and,

Members: Bedford, Botetourt and Roanoke counties, the cities of Roanoke and Salem, the Town of Vinton, the Greater Roanoke Transit Company, Roanoke Regional Airport and the Virginia Department of Transportation

Resolution (Cont'd)

Page -2

WHEREAS, the Early Action Plan contains specific commitments and responsibilities to be undertaken by the localities that have entered into the Early Action Compact; and,

WHEREAS, technical analyses conducted by VDEQ and EPA indicate that air quality is expected to improve in the Roanoke Valley Area by the year 2007; and,

WHEREAS, the Roanoke Valley Area Metropolitan Planning Organization is fully committed to the regional cooperation and coordination necessary to bring the area into attainment, as measured by the regional Ozone monitor, for the 8-hour Ozone standard in 2007.

THEREFORE BE IT RESOLVED, that on this 22nd day of January of 2004, the Roanoke Valley Area Metropolitan Planning Organization officially approves and endorses the regional Ozone Early Action Plan (EAP), and is committed to its implementation and success.

BE IT FURTHER RESOLVED, that a signed copy of this resolution of commitment will be sent to the Director of the Virginia Department of Environmental Quality for processing and inclusion into the official State Implementation Plan, which once approved by EPA will make these commitments and responsibilities federally enforceable.



Don Davis, Chairman
Roanoke Valley Area Metropolitan Planning
Organization



TOWN OF VINTON

311 So. Pollard Street
VINTON, VIRGINIA 24179-2531
PHONE (540) 983-0607
FAX (540) 983-0621

Carolyn S. Ross
Admin. Asst./Town Clerk

January 22, 2004

Wayne G. Strickland
Secretary to the Commission
Roanoke Valley-Alleghany Regional Commission
P. O. Box 2569
Roanoke, Virginia 24010

Re: Roanoke Valley Ozone Early Action Plan

Dear Mr. Strickland:

Please find enclosed a copy of Resolution No. 1506, adopted by Vinton Town Council on Tuesday, January 20, 2004, endorsing and adopting the Ozone Early Action Plan for the Roanoke Valley area. I understand that you will be forwarding the Town's commitment, along with commitments from the other Valley jurisdictions, to the Virginia Department of Environmental Quality for processing and inclusion into the official State Implementation Plan.

If we can be of further assistance, please do not hesitate to contact me.

Sincerely,

Carolyn S. Ross
Admin. Asst./Town Clerk

csr

Enclosure

RESOLUTION NO. 1506

AT A REGULAR MEETING OF THE VINTON TOWN COUNCIL HELD ON TUESDAY, JANUARY 20, 2004, AT 7:00 PM, IN THE COUNCIL CHAMBERS OF THE VINTON MUNICIPAL BUILDING, 311 SOUTH POLLARD STREET, VINTON, VIRGINIA

A RESOLUTION ENDORSING AND ADOPTING THE OZONE EARLY ACTION PLAN FOR THE ROANOKE VALLEY AREA

Whereas, clean air is essential for quality of life, economic development and general public well-being of the Roanoke Valley Area; and,

Whereas, the United States Environmental Protection Agency (EPA) established a revised 8-hour ozone standard in 1997 that was set a 0.085 parts per million (ppm), averaged over a three-year period; and,

Whereas, the ozone monitoring station in the Roanoke area (in the Town of Vinton) currently has a design value of 0.085 ppm that would qualify the area for the designation of nonattainment area for ozone under the Clean Air Act (CAA) of 1990; and,

Whereas, the EPA has developed and endorsed the air quality planning concept of Early Action Compacts, where an area that marginally exceeds the ozone standard can enter into a voluntary agreement with state and federal governments to develop and implement an Early Action Plan to proactively reduce ozone levels and come into compliance with the standard; and,

Whereas, elected officials, representing the Cities of Roanoke and Salem, the Counties of Botetourt and Roanoke and the Town of Vinton, acting through the Roanoke Valley Area Metropolitan Planning Organization (MPO) entered into an Ozone Early Action Compact with the Virginia Department of Environmental Quality (VDEQ) and the Federal Environmental Protection Agency (EPA) in December 2002; and,

Whereas, the Ozone Early Action Compact authorized the establishment of an Early Action Plan Task Force and the development of a regional Early Action Plan consisting of local, state and national strategies to bring the Roanoke Valley Area into attainment with the 8-hour Ozone standard by 2007; and,

Whereas, in response, the Early Action Plan Task Force has developed and submitted a Early Action Plan for consideration and adoption by the localities that have entered into the Early Action Compact; and,

Whereas, the Early Action Plan contains specific commitments and responsibilities to be undertaken by the localities that have entered into the Early Action Compact; and,

Whereas, technical analyses conducted by VDEQ and EPA indicate that air quality is expected to improve in the Roanoke Valley area by 2007; and,

Whereas, the Town of Vinton is fully committed to fulfill these specific commitments and responsibilities under the Ozone Early Action Plan; and,

Whereas, furthermore, the Town of Vinton is fully committed to the regional cooperation and coordination necessary to bring the area into attainment, as measured by the regional Ozone monitor, for the 8-hour Ozone standard in 2007.

Therefore be it resolved, that on *this 20th day of January of 2004* the Town Council of the Town of Vinton officially approves and endorses the regional Ozone Early Action Plan (EAP), and is committed to its implementation and success.

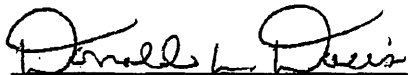
Be it further resolved, that a signed copy of this resolution of commitment from the Town of Vinton will be sent to the Director of the Virginia Department of Environmental Quality for processing and inclusion into the official State Implementation Plan, which once approved by EPA will make these commitments and responsibilities federally enforceable.

Adopted on motion made by Councilman Grose, seconded by Councilman Rotenberry, with the following votes recorded:

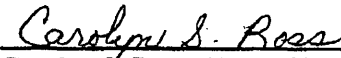
AYES: Altice, Grose, Obenchain, Rotenberry, Mayor Davis

NAYS: None

APPROVED:


Donald L. Davis, Mayor

ATTEST:


Carolyn S. Ross, Town Clerk



TOWN OF VINTON

804 THIRD STREET
VINTON, VIRGINIA 24179

PHONE (540) 983-0646
FAX (540) 985-4582

C. Curtis Shumate
Public Works Director

January 15, 2004

Robert Burnley, Director
Virginia Department of Environmental Quality
629 East Main Street
Richmond, VA 23219

Dear Director Burnley,

The Roanoke Valley region faces complex challenge regarding our air quality. Not only is the region scheduled to be classified as a non-attainment area under the eight-hour ozone standard, but our poor air quality also threatens the health of everyone living and working in this region. In addition to causing increased respiratory and other public health problems for our citizens, failure to address our air quality problems could result in the imposition of sanctions that would jeopardize the expansion of our region's highway and mass transit systems and adversely affect the economic well being our region.

For these reasons, the elected leadership of the Roanoke Valley Area Metropolitan Planning Organization (MPO) entered into an Ozone Early Action Compact (EAC) with the Virginia Department of Environmental Quality (VDEQ) and the Federal Environmental Protection Agency (EPA). The MPO is developing and Ozone Early Action Plan (EAP) which includes proposals to improve air quality. These proposals require action by the Town of Vinton, not only in the role of a Town government responsible for implanting public programs to reduce air pollution, but also s a large corporate entity whose actions will impact regional air quality. The Town of Vinton takes these responsibilities very seriously. We believe that meeting the federal air quality standard for ozone is a high priority. Though we are acting in conjunction with the regional efforts being undertaken by the Metropolitan Planning Organization, we must also lead the way for others to follow.

As a result, I am pleased to inform you that the Town of Vinton hereby commits to prohibiting refueling of all non-emergency vehicles on days which are predicted to be no attainment for the Ozone 8-Hour Standard beginning in January 2004. The Town of Vinton commits to provide an annual accounting of the days on which refueling was prohibited, and the number, location and average throughput of affected fuel pumps. This data will enable validation if credit is taken for this voluntary measure in the State Implementation Plan (SIP). Details of the Town of Vinton's commitment are provided in Attachment 1.

If you have any questions or require additional information regarding this commitment, please contact Curtis Shumate at (540) 983-0646.

Sincerely,

Curtis Shumate
Public Works Director



County of Roanoke

Board of Supervisors

P.O. BOX 29800
5204 BERNARD DRIVE
ROANOKE, VA 24018-0798

Richard C. Flora, Chairman
Hollins Magisterial District
Michael W. Altizer, Vice-Chairman
Vinton Magisterial District

January 23, 2004

Joseph B. "Butch" Church
Catawba Magisterial District
Joseph McNamara
Windsor Hills Magisterial District
Michael A. Wray
Cave Spring Magisterial District

Mr. Robert Burnley, Director
Virginia Department of Environmental Quality
629 East Main Street
Richmond, Virginia 23219

Dear Director Burnley:

As a member of the Roanoke Valley Area Metropolitan Planning Organization and a participant in the Ozone Early Action Compact with the Virginia DEQ and the Federal Environmental Protection Agency, the County of Roanoke and its staff are involved in a number of voluntary measures to reduce Ozone in the Valley. One measure we have implemented for our staff that is included in the EAP is in the arena of education and environmental awareness training. By our estimate, County driving, including employee commuting results in over 9,000,000 miles driven and 8500 tons of air pollution per year.

In order to reduce the impact of our driving, our Environmental Assessment Team has developed an informational brochure that is distributed to all full and part-time employees. This contains tips on how to drive in such a way as to reduce air pollution and encourages car-pooling. In addition to this, all staff who drive a County vehicle or personal vehicle on County business will receive environmental driver training between now and June 30, 2004. The result of this effort is the creation of a heightened sense of awareness of the impact of vehicles on our air quality in over 1200 individual employees. By implementing this and other measures it is our belief that we will be able to significantly improve the air quality in the Roanoke Valley.

Sincerely,

Richard C. Flora, Chairman
Roanoke County Board of Supervisors

cc: Board Members
Elmer C. Hodge, County Administrator
Wayne Strickland, Executive Director – RVARC

OFFICE:
(540) 772-2005

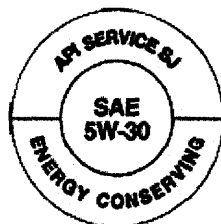
FAX:
(540) 772-2193

VOICE MAIL:
(540) 772-2170

E-MAIL:
bos@co.roanoke.va.us

Use the Recommended Grade of Motor Oil. You can improve your gas mileage by 1-2 % by using the manufacturer's recommended grade of motor oil. For example, using 10W-30 motor oil in an engine designed to use 5W-30 can lower your gas mileage by 1-2 %. Using 5W-30 in an engine designed for 5W-20 can lower your gas mileage by 1-1.5 %.

Look for motor oil that says "Energy Conserving" on the API performance symbol to be sure it contains friction-reducing additives.



Planning & Combining Trips

Cars are getting cleaner—but people are driving more. Avoid unnecessary driving by combining errands into one trip. Consolidate trips to destinations that are near one another. Once you arrive, park in a central location and walk between destinations. Save errands for one afternoon and plan your trip so you don't retrace your route. You not only save gas this way, but also reduce wear-and-tear on your car.

Commuting. If you can stagger your work hours to avoid peak rush hours, you'll spend less time sitting in traffic and consume less fuel. If you own more than one vehicle, drive the one that gets the best gas mileage whenever possible.

Traveling. A roof rack or carrier provides additional cargo space and may allow you to meet your needs with a smaller car. However, a loaded roof rack can decrease your fuel economy by 5%. Reduce aerodynamic drag and improve your fuel economy by placing items inside the trunk whenever possible.

Avoid carrying unneeded items, especially heavy ones. An extra 100 lbs in the trunk reduces a typical car's fuel economy by 1-2%.

Carpool. Ride-sharing is an ideal way to reduce your personal contribution to pollution. If possible, take advantage of carpools and ride-share programs. You can cut your weekly fuel costs in half and save wear on your car if you take turns driving with other commuters.

In the Roanoke area, contact RideSolutions at (540) 342-9393 or <http://www.RideSolutions.org>.



Thinking About a New Vehicle?

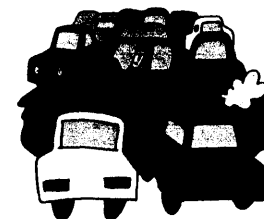
www.fueleconomy.gov has gas mileage estimates and more information for 1985-2003 model year cars. Selecting which vehicle to purchase is the most important fuel economy decision you'll make. The difference between a car that gets 20 MPG and one that gets 30 MPG amounts to \$1,500 over 5 years. *

Even within a size class, there is a tremendous range of MPGs to choose from. For example, similar 2003 model year compact cars range from 21 to 45 MPG. Choosing the 45 MPG car could save you hundreds of dollars in fuel costs each year.

*Assumes a fuel cost of \$1.50 per gallon and 15,000 miles per year.



Who's Driving around Roanoke County?



Next to your home,
the largest energy consumer
you own is *your car!*

Did you know...

- Between 1970 and 1999, U.S. population grew by 33%. **Vehicle miles driven increased 143%**
- Nationwide, vehicle emissions account for 29% of all air pollution emissions:
 - 29% of the volatile organic compounds (combines with sunlight and nitrogen oxide to form smog)
 - 34% of the nitrogen oxides (major cause of acid rain)
 - 51% of carbon monoxide

County Facts & Figures

Employees Commuting:

- 🚗 County employees commuting to work drive over 4,583,000 miles per year.
- 🚗 Use over 208,320 gallons of fuel (@ 22 mpg) at a cost of more than \$376 per employee!
- 🚗 Adding in the expenses of vehicle depreciation, insurance, fees, oil, tires and repairs, the average County employee is paying over **\$2460** just to drive to work!

Give yourself a raise! Carpool!

County Vehicles:

- 🚗 Average 11.7 mpg.
- 🚗 Are driven 4,946,000 miles annually.
- 🚗 Use over 390,000 gallons of fuel a year.

Overall Impact to Environment:

- 🚗 Including reimbursable miles—this is well over 9,000,000 miles per year.
- 🚗 County driving related activities contribute over **8500 tons** of air pollution every year!

Drive More Efficiently



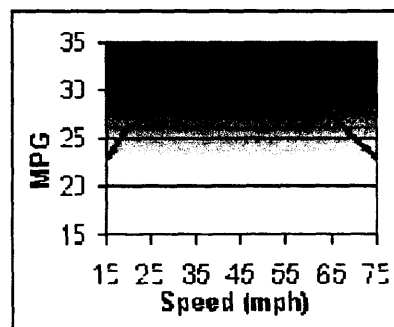
Drive Sensibly. Aggressive driving (speeding, rapid acceleration and braking) wastes gas.

Avoid "jackrabbit" starts by accelerating gradually whenever possible. Anticipate stops to avoid sudden braking.

Avoid Long Idles. Turn off the engine if you anticipate a wait over 30 seconds. Instead of using the drive-up window, park the car and go in. Idling for just 10 seconds burns more gas than restarting the engine. Limit car warm-ups to no more than 30 seconds in winter.

Stop & Go Driving. Plan trips outside of rush hour and peak traffic periods. Accelerate and decelerate gradually.

Observe the Speed Limit. Gas mileage decreases rapidly at speeds above 60 mph. Each 5 mph you drive over 60 mph is like paying an additional \$0.10 per gallon for gas.



Use Overdrive. If your car is equipped with overdrive (on 5-speed manual transmissions and 4-speed automatic transmissions), use the overdrive gear as soon as your speed is high enough. If you have a manual transmission, the lower the shift speed, the better the fuel economy.

Avoid Air Conditioning. Using the a/c increases the load on the engine and reduces mileage by up to 2 MPG. Whenever possible, park in the shade and use your fresh air vent when driving.

Fuel Economy Benefit. Sensible driving can improve gas mileage by 33% at highway speeds and by 5% around town. Sensible driving is also safer for you and others, so you may save more than just gas money.

Maintain Your Vehicle

Maintaining your car will reduce emissions and enhance performance - extending your car's life, increasing resale value and optimizing fuel economy.

Keep Your Engine Properly Tuned.

Fixing a car that is noticeably out of tune or has failed an emissions test can improve its gas mileage by an average of 4%, though results vary based on the kind of repair and how well it is done. If your car has a faulty oxygen sensor, your gas mileage may improve as *much* as 40% once it is replaced.

Check & Replace Air Filters Regularly.

Replacing a clogged air filter can improve your car's gas mileage by as much as 10%. Your car's air filter keeps impurities from damaging the inside of your engine. Not only will replacing a dirty air filter save gas, it will protect your engine.

Keep Tires Properly Inflated. You can improve your gas mileage by around 3.3% by keeping your tires inflated to the proper pressure. Under-inflated tires can lower gas mileage by 0.4% for every 1 psi drop in pressure of all four tires. Properly inflated tires are safer and last longer.

RECOMMENDED			
	FRONT	REAR	SPARE TIRE
TIRE SIZE	P145/90R12	T190/90D13	
COLD TIRE PRESSURE	32 PSI	60 PSI	
AT MAX LOAD	220 KPA	420 KPA	
VEHICLE CAPACITY			
MAX. LOAD (LBS)	500 (OCCUPANTS PLUS GEAR)		
OCCUPANTS	FRONT 2	REAR 2	
SEE OWNER'S MANUAL FOR ADDITIONAL INFORMATION			

What Does This Mean?

County personnel are requested to:

- Turn off all incandescent and Halogen lights when not in use.
- Turn off all fluorescent fixtures if you will be out of your work area for more than 15 minutes.
- 🌍 Help us conserve energy - dress for the weather.
- 🌍 Avoid constantly adjusting a thermostat - call Building Maintenance if you have temperature concerns.
- 🌍 Keep furniture, plants, etc. away from wall grills and fan units. They block air flow and reduce the capacity of the HVAC system.
- 💻 Set the Energy Star features on your computer to power down after 15 minutes.
- 💻 Turn computers off when not in use or when you will be away from the office for more than 1 hour.
- 💻 Avoid printing any unnecessary documents or emails. Avoid printing unnecessary pages, such as fax cover sheets.
- § Make duplex instead of single-sided copies whenever possible and re-use old single sided documents for printing drafts.
- § Recycle office paper.
- § Be good environmental stewards.

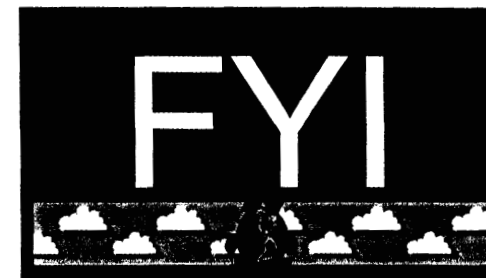


Energy Saving Tips for You

It starts at home:

- 🌍 Is your home leaking energy? The average house has enough leaks around the windows and doors to equal one open 3 x 3 window. Find and plug those leaks. Install storm windows or double pane windows.
- 🌍 Your HVAC system consumes more than half the energy in your home. Installing a programmable thermostat will save you money by only heating/cooling the house when someone is home.
- 🌍 For each degree you lower your thermostat in the winter, you can save about 3% on your heating bill.
- 🌍 10 – 13% of the average home's electricity costs can be controlled with the flip of a switch – light switch that is. Compact fluorescent light bulbs save money and energy, typically resulting in a 300-400% reduction over incandescent lights.
- 🌍 New Energy Star appliances (including hot water heaters) can reduce energy costs by more than 25%.
- 🌍 Check out the following web sites for additional ways to **give yourself a Raise!**

www.ase.org
<http://doityourself.com/energy/>
www.eere.energy.gov/consumerinfo/energy_savers/



You can make a difference!



A group of your co-workers, the Environmental Assessment Team, has reviewed Roanoke County operations to determine which activities may have a potentially significant impact on the environment. At the top of the list is energy usage. Why?

- 🌍 *Reducing overall energy usage reduces the demand on coal-fired power plants that add to air pollution;*
- 🌍 *The Roanoke Valley has exceeded federal clean air standards for ozone, the primary component of smog;*
- 🌍 *The County is committed to protecting and improving the environment of the Roanoke Valley; and*
- 🌍 *Saving energy saves money - it just makes good sense.*





County Facts & Figures




Computers:

-  Roanoke County has 943 computers that use 226,320 kWh/year of electricity when operating 8 hours/day 5 days/week. This use produces over 164 tons of CO₂ year
-  Using Energy Star 'sleep' features and remember to shut down computers whenever possible. This can save the County over \$7,400/year and reduce emissions in the process.

Lighting:

-  Accounts for 25% to 50% of the electricity used in most commercial buildings. Turning off lights when not in use is the easiest and most cost-effective way to save energy.
-  Converting to compact fluorescent lights (CFL's) which are more efficient than standard incandescent and halogen light bulbs.

Heating & Cooling:

-  Fans and ventilation systems consume a lot of energy, especially in larger buildings.
-  Minimize energy loads so that HVAC equipment can be downsized and don't locate copiers, fax machines, etc. near thermostats.
-  Window blinds can be very beneficial by keeping out direct sunlight and lowering office space temperatures during the summer.

Environmental Impact






Roanoke County is using ISO 14001 standards to guide the development of an environmental management program.

ISO 14001 requires an organization to have an environmental management system (EMS) in place. The EMS provides a framework to identify and address the significant environmental impacts of all activities, products and services.

In addition, ISO 14001 requires an organization to comply with all relevant environmental legislation and commit to continual improvement.

The County's commitment to environmental stewardship applies to **all** employees since everyone takes part in daily activities that may positively or negatively affect the environment.

Roanoke County's System of Environmental Management will:




-  Identify, evaluate, and manage the potential environmental impacts of the County's activities and services;
-  Bring environmental issues and solutions to the attention of County government;
-  Conform to requirements of applicable environmental laws and regulations;
-  Employ pollution prevention to eliminate or reduce adverse environmental impacts; and
-  Encourage other organizations to establish and implement systems of environmental management.

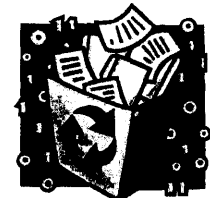
Corrective Actions

Operational Controls:

Operational Controls are planned activities and procedures with measurable results that will directly affect environmental goals and improve or reduce the impact on significant environmental aspects

Currently, three operational controls are planned. Two address energy usage.

-  The first control targets energy consumption by upgrading lighting, heating and cooling controls to reduce usage.
 -  The second control recommends setting Energy Star features to power down computers after 15 minutes when they are not in use.
- Both of these controls also encourage responsible workplace behaviors such as turning off light fixtures and electronic equipment when not in use.
-  The third control addresses solid waste management, especially paper use. County administrative offices currently use over 32 tons of paper per year at a cost of more than \$30,000. The goal of this operational control is to reduce paper usage by 25% by encouraging departments to go "paperless" wherever possible.





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1401 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

PHILIP A. SHUCET
COMMISSIONER

January 9, 2004

JEFFREY C. SOUTHARD
CHIEF
TRANSPORTATION PLANNING
AND ENVIRONMENTAL AFFAIRS

Mr. Robert Burnley, Director
Virginia Department of Environmental Quality
629 East Main Street
Richmond, Virginia 23219

Re: Roanoke, Virginia Early Action Plan

Dear Mr. Burnley:

The Virginia Department of Transportation understands that the Roanoke Region is not meeting the eight-hour ozone standard and we applaud the proactive efforts of the Virginia Department of Environmental Quality and the Roanoke Early Action Taskforce to improve the region's air quality faster through the Early Action Compact process.

To support this effort, VDOT is pleased to inform you that we will hereby commit to following:

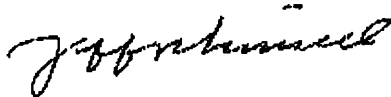
- Fully implementing our Automated Fuels Management Program (AFMP) in the Roanoke Region by July 2004. The scheduled maintenance program associated with the AFMP minimizes air emissions from vehicles that refuel at our refueling facilities located in the Roanoke region. VDOT plans to automate all of the re-fueling facilities in Virginia including the 10 facilities located in the Roanoke Early Action Compact Area. A list of these facilities in the Roanoke Region is attached.
- Implementing an Episodic Ozone Program in the Roanoke Early Action Compact area. VDOT first implemented this program in Roanoke during the 2003 ozone season and we are committed to continuing this program which includes the following:
 - Encouraging telecommuting and ridesharing
 - Displaying ozone alerts on variable messages signs throughout the Roanoke region to alerts the region of potential 8-hour ozone standard exceedences
 - Restricting mowing in the Early Action Compact Area
 - Restricting fueling at VDOT gasoline facilities for non-emergency vehicles and encouraging re-fueling prior to predicted ozone exceedence days
 - Postponing use of oil based paints and solvents

Mr. Robert Burnley,
January 9, 2004
Page Two

Attached is a copy of our 2003 directive memorandum regarding our Episodic Ozone Program.

If you have any questions or require additional information regarding our commitment to improve the air quality in the Roanoke Region, please contact Amy Costello at 804-371-6773.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey C. Southard".

Jeffrey C. Southard

Attachment

cc: Ms. Amy Costello

Table 1. Location of Automated Fuels Management Program Sites in the Roanoke Region

Fueling Station Name	Fueling Station Location
Salem Residency 311 Shop*	Roanoke County
Airport Area Headquarters*	Roanoke County
Salem Residency Lot*	Roanoke County
Salem District Shop*	Roanoke County
Troutville Shop*	Botetourt County
Eagle Rock*	Botetourt County
Buchanan*	Botetourt County
New Castle	Botetourt County
Burnt Chimney*	Vinton
Troutville*	Vinton

* Automated Fuel Management System installation complete

Table 2: Variable Message Signs in the Roanoke Early Action Plan Area

Site No.	County	Route	VMS Location	Street Name
1127	Botetourt	220 (NB)	0.01 Mi. S. of Rte. 1028 Autumnwood Ln. (Exit 150)	Cloverdale Rd.
1128	Botetourt	220	0.15 Mi. N. of Rte. 794 (in median) (Exit 150)	Roanoke Rd.
1129	Botetourt	640 (EB)	0.05 Mi. E. of Rte. 798 (at northbound on ramp) (Exit 156)	Brugus Mill Rd.
1130	Botetourt	I-81 (SB)	M.P. 152 (Trouville)	*****
1136	Botetourt	460 (WB)	0.35 Mi. W. of Rte. 660	Blue Ridge Blvd.
8001	Roanoke	I-81 (SB)	M.P. 134.39	*****
8017	Roanoke	647 (SB)	0.05 Mi. S. of Rte. 778 (Exit 132)	Doiv Hollow Rd.
8018	Roanoke	11 (NB)	0.53 Mi. N. of Rte. 639 (Exit 132)	West Main St.
8019	Roanoke	11 (SB)	0.79 Mi. S. of Rte. 927 (Exit 132)	West Main St.
8021	Roanoke	311 (SB)	0.10 Mi. S. of Rte. 1128 (Exit 140)	Thompson Memorial Dr.
8022	Roanoke	419 (SB)	0.11 Mi. S. of Rte. 863 (Exit 141)	N. Electric Rd.
8023	Roanoke	419 (NB)	0.26 Mi. N. of Locke Rd. (Exit 141)	N. Electric Rd.
8024	Roanoke	581 (NB)	0.50 Mi. N. of Exit 3 (Hershberger Rd)	*****
8026	Roanoke	115 (NB)	0.19 Mi. N. of Rte. 1895 (Exit 146)	Plantation Rd.
8037	Roanoke	460 (EB)	0.04 Mi. E. of Rte. 757	Challenger Ave.
8038	Roanoke	220 (NB)	0.29 Mi. N. of Rte. 930	Franklin Rd.
8039	Roanoke	220 Expwy	0.25 Mi. N. of Rte. 220 (Bus/Franklin Rd. Exit)	Roy J. Webber Hwy.
8034	Roanoke City	I-581 (SB)	M.P. 2.19	
8020	Salem	112 (NB)	0.01 Mi. N. of Kiska Rd. (Exit 137)	Wildwood Rd.
8035	Salem	311 (NB)	0.03 Mi. S. of NB on ramp (Exit 140)	Thompson Memorial Dr.



COMMONWEALTH of VIRGINIA

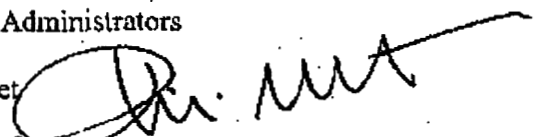
DEPARTMENT OF TRANSPORTATION
1401 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

PHILIP A. SHUCET
COMMISSIONER

April 14, 2003

MEMORANDUM

TO: All District Administrators

FROM: Philip Shucet 

SUBJECT: Ozone Alert Procedures

The 2003 ozone season begins May 1. As part of either an air quality nonattainment or maintenance area, will you please assure that your District implements the below measures to reduce air pollution emissions. These measures are to be implemented on "code red action days". The Virginia Department of Environmental Quality (VDEQ) designates a "code red action day" when ozone is predicted to be at high and unhealthy levels.

VDOT Actions on Code Red Days:

1. *Reduce Travel* – Minimize travel to the extent possible, use transit, participate in ridesharing and encourage teleconferencing.
2. *Postpone Mowing* – Postpone the use of gasoline and diesel powered mowers, weed eaters and other similar gasoline engines.
3. *Restrict Fueling* – Gasoline facilities will be locked from 8:30 a.m. to 5:00 p.m.
4. *Variable Message Signs* – If variable message signs are not needed for emergency purposes, then they should alert the public of the "code red ozone day". The following verbiage is suggested: "Ozone Advisory: Reduce travel, carpool, refuel after 5 pm".
5. *Reduce Electricity Usage* – Dim or turn off unnecessary lights, turn off supplemental appliances and maintain air conditioning at reasonable temperatures at VDOT facilities (74° or above).
6. *Postpone Painting* – Postpone use of oil based paints and solvents.
7. *Safety Measures* – Limit prolonged outdoor exertion.

Our Emergency Operations Center will notify you by e-mail of pending "code red" ozone days. This notice will be provided the day before the VDEQ predicts a "code red" ozone day. Please Forward this memorandum to your staff and encourage them to take these precautionary actions. Because of new regulations, counties in our Salem and Staunton District have been added to our list of nonattainment and maintenance areas. If you or your staff has any question regarding the above measures, please contact either Amy Costello at 804-371-6773.

Virginia Ozone Nonattainment and Maintenance Areas

Ozone Nonattainment Area: An area that exceeds the Environmental Protection Agency's National Ambient Air Quality Standard (NAAQS) for ozone.

Ozone Maintenance Area: An area that previously exceeded the EPA's NAAQS for ozone that must continue to implement procedures to assure continued air quality improvements.

Table 1. Jurisdictions by VDOT Districts that are located either in ozone nonattainment or maintenance areas.

	DISTRICT						
	Northern Virginia	Fredericksburg	Culpeper	Staunton	Hampton Roads	Richmond	Salem
JURISDICTION	Alexandria Arlington Fairfax (County & City) Falls Church Loudoun Manassas Manassas Park Prince William	Caroline* Fredericksburg* Spotsylvania* Stafford	Fauquier*	Frederick* Winchester*	Chesapeake Hampton James City Newport News Norfolk Poquoson Portsmouth Suffolk Virginia Beach Williamsburg York	Charles City (partial) ¹ Chesterfield Colonial Heights Hanover Henrico Hopewell Richmond	Boletourt* Roanoke (County & City)* Salem* Vinton*

* New nonattainment areas under the 8-hour standard

¹ Beginning at the intersection of State Route 156 and the Henrico/Charles City County line, proceeding south along State Route 5/156 to the intersection with State Route 106/156, proceeding south along 106/156 to the intersection with Prince George/Charles City County line, proceeding west along the Prince George/Charles City County line to the intersection with the Chesterfield/Charles City County line, proceeding north along the Chesterfield/Charles City County line to the intersection with the Henrico/Charles City County line, proceeding north along the Henrico/Charles City County line to State Route 156.



Linking the Communities of Roanoke, Salem, Blacksburg, and Christiansburg

Service Proposal - Executive Summary October 30, 2003

Background

In July 2002, the Fifth Planning District Regional Alliance, which is an organization formed in 1997 to promote economic competitiveness in this region, released the Regional Economic Strategy report. One of the needs identified in the report was the need to connect the communities of Roanoke, Salem, Blacksburg, and Christiansburg. The report states "Geographic isolation increases costs of doing business in a Global Economy. Lack of connections between activity centers within the region makes it difficult to create a sense of region and critical mass." Therefore, one of the goals identified in the report is to improve the availability and reduce the cost of intra-regional and inter-regional connectivity. One of the tactics identified to accomplish this goal is to create a regional public transportation system that links urban centers, airport, commuters, and knowledge assets conveniently and affordably.

Additionally, recent commuter data compiled by the Roanoke Valley Alleghany Regional Commission identifies 1,691 workers who commute daily between Montgomery County (Blacksburg/Christiansburg) and the City of Roanoke. The use of regional public transportation by these commuters would benefit the region in numerous ways. Three of which are:

- Maintain and assist in improvement of regional air quality
- Reduce traffic congestion on I-81
- Increased employment opportunities for the transit dependent

Service Implementation

Valley Metro proposes to initiate service between the City of Roanoke and the Town of Blacksburg in the spring of 2004. The service is anticipated to operate on an hour and a half schedule everyday with the buses serving Roanoke's Higher Education Center, the Hotel Roanoke, Roanoke Regional Airport, VDOT Park and Ride lots at exit 140 and exit 118 on I-81, Christiansburg, and the Squires Student Center on the Virginia Tech campus. The proposed schedule is attached.

Ridership

The fare is proposed to be \$3.00 per one-way trip. The estimated ridership for FY04(Apr-Jun) is 128 one-way trips per day, 142 one-way trips per day in FY05. Valley Metro further estimates that the FY06 ridership will reach 218 one-way trips per day. The table below details the estimated annual ridership and farebox revenues for each of the first two plus years of operation.

Fiscal Year	Estimated Ridership (one-way trips)	Estimated Farebox Revenue
FY 2004 (Apr-Jun)	9,918	\$29,754
FY 2004-2005	43,416	\$130,248
FY 2005-2006	66,891	\$200,672



Operating Budget

Valley Metro has received approval for a State of Virginia Demonstration Grant to initiate this service. The following table contains the operating budget for the service and the funding sources.

	FY 2004 (Apr-Jun)	FY 2004-2005	FY 2005-2006
Total Estimated Expenses	\$73,190	\$251,515	\$267,332
Revenues:			
Passenger Fares	\$29,754	\$130,248	\$200,672
Federal Funds	\$0	\$30,259	\$33,330
VA. Demo Grant	\$41,264	\$57,713	\$0
VA. State Inter-City Funds	\$0	\$12,104	\$13,332
Local Funds	\$2,172	\$21,191	\$19,998
Total Estimated Revenues	\$73,190	\$251,515	\$267,332

As the table above demonstrates, year one is funded through farebox revenue, the Virginia demonstration grant and local funding provided by the City of Roanoke. Future years will be funded with Federal and State Inter-City funds, which take the place of the Virginia demonstration grant. *The City of Roanoke will provide all local matching funds required for this service through FY06.* The decision to continue service in FY07 and beyond, and the level of funding needed from each locality, will be determined prior to that time.

Valley Metro plans to monitor the progress of the service provided. To do this, a key factor will be the recovery ratios of cost per passenger and farebox recovery. Utilizing the budget data provided above, the target ratios will be:

	FY 2004 (Apr-Jun)	FY 2004-2005	Change	FY 2005-2006	Change
Cost per Passenger	\$7.38	\$5.79	\$1.59 ↓	\$4.00	\$1.79 ↓
Farebox Recovery	41%	52%	↑ 22%	75%	↑ 31%

As the service develops, Valley Metro will offer monthly passes, which will entitle the passholder to an unlimited number of rides during that month. When this happens, the recovery ratio of average fare paid will be monitored.

Capital Budget

Valley Metro has secured funding in the amount of \$350,000 to purchase buses for the proposed service. These wheelchair accessible vehicles will be designed for highway use and contain high back reclining seats and luggage storage. Valley Metro plans to purchase three to four of these vehicles, depending on the cost. In addition, Valley Metro will include the life cycle replacement for these vehicles in their existing Capital Replacement Program.

The funding for these units is 80% federal (\$280,000) and 20% City of Roanoke (\$70,000).

Monitoring Ridership



Valley Metro plans to monitor the ridership to determine the needs and demographics in an effort to enhance the service offered. This will be accomplished through the use of periodic ridership surveys. Special attention will be paid to the residency of the ridership and any relation to Virginia Tech (student, staff, and employee).

Roanoke Regional Airport

As an enhancement to the originally proposed service, Valley Metro has modified the service schedule to provide service to the Roanoke Regional Airport. This will greatly expand the use of the service from both the north and south links. Vehicles will be equipped with the capability to accommodate luggage.

Valley Metro has made arrangements to provide service for airport arrivals after the scheduled bus service has ended. This arrangement will be closely monitored in an effort to control the costs of the service.

Conclusion:

Both the Roanoke and New River Valleys, including Virginia Tech can benefit economically and ecologically from the implementation of this inter-regional transportation alternative. Valley Metro has aggressively secured the necessary funding for a multi-year period to allow the service to develop. The service will offer access to a host of locations: Roanoke Regional Airport, park and ride lots, and the central business districts of both urban areas. In addition, passengers will be able to access the two public transportation providers: Valley Metro in Roanoke and Blacksburg Transit in Blacksburg.

Linking the Communities of Roanoke, Salem, Blacksburg, and Christiansburg

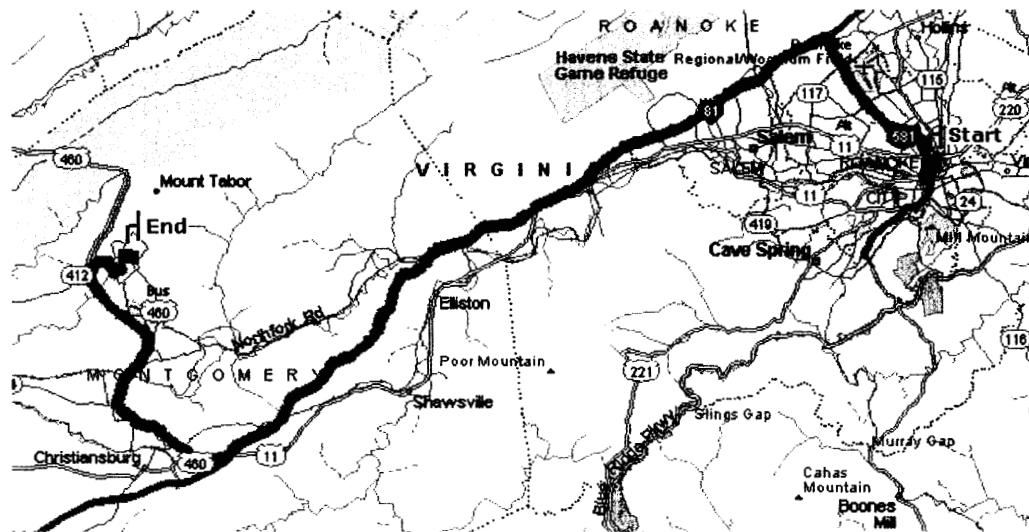
Service Schedule

Service Provided Monday through Saturday

LEAVE CAMPBELL COURT	HIGHER ED. CENTER / HOTEL ROANOKE	ROANOKE REGIONAL AIRPORT	PARK AND RIDE I-81 EXIT 140	FALLING BRANCH PARK AND RIDE I-81 EXIT 118A	CHRISTIANSBURG K-MART	ARRIVE SQUIRES STUDENT CENTER	LEAVE SQUIRES STUDENT CENTER	CHRISTIANSBURG K-MART	FALLING BRANCH PARK AND RIDE I-81 EXIT 118A	PARK AND RIDE I-81 EXIT 140	ROANOKE REGIONAL AIRPORT	HIGHER ED. CENTER / HOTEL ROANOKE	ARRIVE CAMPBELL COURT
4:50A	4:52A	5:05A	5:15A	5:45A	5:55A	6:10A	6:20A	6:35A	6:45A	7:15A	7:25A	7:38A	7:40A
6:20A	6:22A	6:35A	6:45A	7:15A	7:25A	7:40A	7:50A	8:05A	8:15A	8:45A	8:55A	9:08A	9:10A
7:50A	7:52A	8:05A	8:15A	8:45A	8:55A	9:10A	9:20A	9:35A	9:45A	10:15A	10:25A	10:38A	10:40A
9:20A	9:22A	9:35A	9:45A	10:15A	10:25A	10:40A	10:50A	11:05A	11:15A	11:45A	11:55A	12:08P	12:10P
10:50A	10:52A	11:05A	11:15A	11:45A	11:55A	12:10P	12:20P	12:35P	12:45P	1:15P	1:25P	1:38P	1:40P
12:20P	12:22P	12:35P	12:45P	1:15P	1:25P	1:40P	1:50P	2:05P	2:15P	2:45P	2:55P	3:08P	3:10P
1:50P	1:52P	2:05P	2:15P	2:45P	2:55P	3:10P	3:20P	3:35P	3:45P	4:15P	4:25P	4:38P	4:40P
3:20P	3:22P	3:35P	3:45P	4:15P	4:25P	4:40P	4:50P	5:05P	5:15P	5:45P	5:55P	6:08P	6:10P
4:50P	4:52P	5:05P	5:15P	5:45P	5:55P	6:10P	6:20P	6:35P	6:45P	7:15P	7:25P	7:38P	7:40P%
6:20P	6:22P	6:35P	6:45P	7:15P	7:25P	7:40P	7:50P	8:05P	8:15P	8:45P	8:55P	9:08P	9:10P%
7:50P	7:52P	8:05P	8:15P	8:45P	8:55P	9:10P	9:20P	9:35P	9:45P	10:15P	10:25P	10:38P	10:40P
9:20P	9:22P	9:35P	9:45P	10:15P	10:25P	10:40P	10:50P	11:05P	11:15P	11:45P	11:55P	12:08A	12:10A#
10:50P	10:52P	11:05P	11:15P	11:45P	11:55P	12:10A	12:20A	12:35A	12:45A	1:15A	1:25P	1:38A	1:40A#

% END Monday-Thursday SERVICE

END Friday and Saturday SERVICE



40 East Court Street
Rocky Mount, Virginia 24151
540-483-3030 (Voice)
540-483-3035 (Fax)

County of Franklin
Board of Supervisors

Richard E. Huff, II
County Administrator
countyadmin@franklincountyva.org



January 22, 2004

Robert Burnley, Director
Virginia Department of Environmental Quality
629 East Main Street
Richmond, Virginia 23219

Dear Director Burnley:

I am writing to express that Franklin County wholeheartedly supports the air quality early action planning efforts of our neighboring localities in the Roanoke Valley. Although we are not slated to be air quality nonattainment for Ozone and we are not officially a part of the Early Action Plan (EAP) scope, we would like to enthusiastically support proactively improving regional air quality in support of our neighbor's efforts.

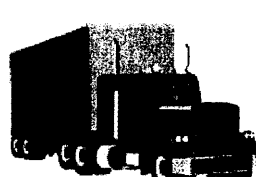
We are excited that our neighboring localities have an opportunity to show that local and regional choice can be an effective way to fulfill our air quality goals. We intend to do all we can to help make our neighbor's Ozone Early Action Plan a success so we can all enjoy improved air quality.

Sincerely,

Richard E. Huff, II
County Administrator

Appendix B

Federal Measures



ATTACHMENT B
STATE & REGIONAL/NATIONAL OZONE PRECURSOR CONTROL
MEASURES THAT SUPPORT THE ROANOKE VALLEY OZONE EARLY
ACTION PLAN

Emission Control Measure & Description	Program Status		Pollutant Controlled	Emissions Reductions
	Implemented By:	Start Year		
STATIONARY POINT & AREA SOURCE CONTROLS				
Regional NO_x controls to reduce the transport of ozone ("NO_x SIP Call") Description: Emission rate & reduction requirements for large utility and industrial boilers. To be regionally implemented in most eastern states.	Federal rule & State regulation	2004	NO _x	Up to 30,000 tons per ozone season in VA (may vary due to trading)
Stage I gasoline vapor recovery Description: Installation of vapor recovery controls at gasoline terminals, bulk plants, service stations, & tank trucks. Controls applied in Roanoke MSA (except Botetourt Co.).	State regulation	2000	VOC	90% from uncontrolled levels
Emission control area regulations for existing sources: Presumptive RACT requirements for existing stationary sources. Controls vary based on industrial activity and emission potential	State regulation	2005	VOC & NO _x	70 to 80% reduction based on industry type
Lower solvent paints for industrial purposes Description: National rule that requires lower solvent (VOC) content in architectural & industrial maintenance coatings.	Federal rule	2000	VOC	20% from uncontrolled levels
Lower solvent consumer products Description: National rule that requires lower solvent (VOC) content in a number of consumer products.	Federal rule	2000	VOC	10% from uncontrolled levels
Lower solvent industrial cleaning products Description: National rule that requires lower solvent (VOC) content in products used for various metal cleaning operations.	Federal rule	2002	VOC	10% from uncontrolled levels

STATE & REGIONAL/NATIONAL CONTROL MEASURES (CONTINUED)

Lower solvent refinishing products for motor vehicles Description: National rule that requires lower solvent (VOC) content in vehicle refinishing paints.	Federal rule	2002	VOC	36% from uncontrolled levels
ON-ROAD MOTOR VEHICLE CONTROLS				
National Low Emission Vehicle (NLEV) standards Description: National rule that requires more stringent light-duty vehicle tailpipe standards earlier than 2004	Regional agreement & state rule	1999	VOC & NO _x	70% cleaner than Tier 1 vehicles
Tier 2 motor vehicle emission standards Description: More stringent vehicle tailpipe standards for light duty cars, trucks, & SUVs along with lower fuel sulfur content requirements.	Federal rule	2004	VOC & NO _x	65% cleaner than NLEV vehicles
Heavy-duty diesel Truck engine standards Description: More stringent tailpipe standards for heavy-duty diesel truck engines along with lower fuel sulfur content requirements.	Federal rule	2004 and 2007	VOC & NO _x	40% cleaner engines in 2004 90% cleaner engines in 2007
OFF-ROAD VEHICLE & EQUIPMENT CONTROLS				
Phase 1 & 2 engine standards for small gasoline-powered engines Description: Emission standards for various small gasoline-powered off-road equipment engines used in lawn & garden, and light construction equipment.	Federal rule	1997 & 2002	VOC	30% in 2005
Engine standards for diesel-powered engines Description: Emission standards for various heavy-duty diesel-powered off-road equipment engines used for a variety of purposes such as construction & agriculture.	Federal rule	2002	NO _x	25% reduction in new engines by 2005
Engine standards for gasoline-powered marine engines Description: Emission standards for recreational marine vessel gasoline-powered engines.	Federal rule	1998	VOC	25% reduction in new engines by 2005
Engine standards for large gasoline-powered engines Description: Emission standards for various large gasoline-powered off-road equipment engines.	Federal rule	2000	VOC & NO _x	20% reduction of both pollutants by 2005

STATE & REGIONAL/NATIONAL CONTROL MEASURES (CONTINUED)

Engine standards for locomotive engines Description: Tiered emission standards for new or remanufactured locomotive engines implemented between 2001 & 2005.	Federal rule	2001 to 2005	VOC & NO _x	30% reduction by 2005
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IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

A RESOLUTION endorsing and adopting the Ozone Early Action Plan for the Roanoke Valley Area.

WHEREAS, clean air is essential for quality of life, economic development, and the general public well-being of the Roanoke Valley area;

WHEREAS, the United States Environmental Protection Agency (EPA) established a revised 8-hour ozone standard in 1997 that was set at 0.085 parts per million (ppm), averaged over a three-year period;

WHEREAS, the ozone monitoring station in the Roanoke area (in the Town of Vinton) currently has a design value of 0.085 ppm that would qualify the area for the designation of non-attainment area for ozone under the Clean Air Act (CAA) of 1990;

WHEREAS, the EPA has developed and endorsed the air quality planning concept of Early Action Compacts, where an area that marginally exceeds the ozone standard can enter into a voluntary agreement with state and federal governments to develop and implement an Early Action Plan to reduce proactively ozone levels and come into compliance with the standard;

WHEREAS, elected officials representing the Cities of Roanoke and Salem, the Counties of Botetourt and Roanoke, and the Town of Vinton, acting through the Roanoke Valley Area Metropolitan Planning Organization (MPO), entered into an Ozone Early Action Compact with the Virginia Department of Environmental Quality (VDEQ) and the Federal Environmental Protection Agency (EPA) in December 2002;

WHEREAS, the Ozone Early Action Compact authorized the establishment of an Early Action Plan Task Force and the development of a regional Early Action Plan consisting of local,

state and national strategies to bring the Roanoke Valley area into attainment with the 8-hour Ozone standard by 2007;

WHEREAS, in response, the Early Action Plan Task Force has developed and submitted an Early Action Plan for consideration and adoption by the localities that have entered into the Early Action Compact;

WHEREAS, the Early Action Plan contains specific commitments and responsibilities to be undertaken by the localities that have entered into the Early Action Compact;

WHEREAS, technical analyses conducted by VDEQ and EPA indicate that air quality is expected to improve in the Roanoke Valley area by 2007;

WHEREAS, the City Council of the City of Roanoke is fully committed to fulfill these specific commitments and responsibilities under the Ozone Early Action Plan; and

WHEREAS, furthermore, the City Council is fully committed to the regional cooperation and coordination necessary to bring the area into attainment, as measured by the regional Ozone monitor, for the 8-hour Ozone standard in 2007.

THEREFORE, BE IT RESOLVED by the Council the City of Roanoke as follows:

1. City Council hereby adopts, approves, and endorses the regional Ozone Early Action Plan (EAP) dated January 22, 2004, which was attached to the City Manager's letter to Council dated February 17, 2004, including any minor changes that may be made to such EAP, and is committed to its implementation and success.

2. The City Manager is authorized to take such actions and execute such documents as may be necessary for the implementation and administration of such EAP, including any modification to such EAP.

3. The City Clerk is directed to send a signed copy of this resolution of commitment from the City of Roanoke to the Director of the Virginia Department of Environmental Quality for processing and inclusion into the official State Implementation Plan, which once approved by EPA will make these commitments and responsibilities federally enforceable.

ATTEST:

City Clerk.



CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166
 Roanoke, Virginia 24011
 Telephone: (540) 853-1730 Fax: (540) 853-1230
 E-mail: planning@ci.roanoke.va.us

Architectural Review Board
 Board of Zoning Appeals
 Planning Commission

February 17, 2004

Honorable Ralph K. Smith, Mayor
 Honorable C. Nelson Harris, Vice Mayor
 Honorable William D. Bestpitch, Council Member
 Honorable M. Rupert Cutler, Council Member
 Honorable Alfred T. Dowe, Jr., Council Member
 Honorable Beverly T. Fitzpatrick, Jr., Council Member
 Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: 2003 Annual Report
 Planning Commission

I am pleased to provide Council with the following information on the Commission's activities and attendance last year, as well as a brief overview of the major work projects we hope to undertake during 2004.

Last year the Commission officially met 15 times to consider the following items:

- ✓ 21 requests to rezone property or amend proffered conditions
- ✓ 12 street and/or alley closure requests
- ✓ 9 amendments to the City's zoning ordinance
- ✓ 7 amendments to the Comprehensive Plan (Hurt Park/Mountain View/West End, Norwich, Wasena, Morningside/Kenwood Riverdale, Gainsboro, Harrison/Washington Park, and Urban Forestry)

The major work effort of the Commission and staff last year centered on the review and adoption of neighborhood plans and the development of a new zoning ordinance for the City of Roanoke. It is anticipated that the following neighborhood plans will be initiated and approved during 2004: Williamson Road Area Plan, Riverland/Walnut Hills, Villa Heights, Grandin Court, Franklin/Colonial Corridor Plan.

The Commission's major goal for 2004 stays the same as that of 2003 - the adoption of a new Zoning Ordinance, which was last revised in 1987. The Commission has been briefed on a draft of the ordinance and will continue to be involved in its adoption. In addition to completing the Zoning Ordinance, the Commission will continue to monitor progress in implementing the initiatives and strategies set forth in *Vision 2001-2020*. Commission members are particularly interested in working to pursue initiatives related to new housing development, village centers, redevelopment of underutilized commercial and industrial areas, and integration of city design principles for new development.

A roster of meeting attendance and the status of certifications of Commission members is attached to this report for your information.

Respectfully submitted,

A handwritten signature in black ink, reading "Robert B. Manetta", followed by a horizontal line extending to the right.

Robert B. Manetta, Chairman
City of Roanoke Planning Commission

/mpf
attachment

cc: Darlene L. Burcham, City Manager
Rolanda Russell, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Mary F. Parker, City Clerk

MEETING ATTENDANCE/CERTIFICATION

**A total of 12 regular and 3 joint Commission/Council meetings
were held during 2003.**

<u>Commission Member</u>	<u>No. of Meetings Attended</u>
Gilbert Butler (Certified)	12
Kent Chrisman (Certified)	12
Robert Manetta	13
Paula Prince (Certified) (appointed 7/03)	7 of 8 meetings
Richard Rife	15
Henry Scholz (Certified) (appointed 3/03)	11 of 12 meetings
Fredrick Williams (Certified)	14



Gloria P. Manns, Chairman
Ruth C. Willson, Vice Chairman
William H. Lindsey

Alvin L. Nash
Robert J. Sparrow
Kathy G. Stockburger

David B. Trinkle, M.D.
E. Wayne Harris, Ed.D., Superintendent
Cindy H. Lee, Clerk of the Board

Roanoke
City School Board P.O. Box 13145, Roanoke, Virginia 24031 • 540-853-2381 • Fax: 540-853-2951

February 17, 2004

The Honorable Ralph K. Smith, Mayor
and Members of Roanoke City Council
Roanoke, VA 24011

Dear Members of Council:

As the result of official School Board action at its meeting on February 10, the Board respectfully requests City Council to approve the appropriation of \$4,178.00 for the Expanded GED Testing Services program. The funds will be used to operate a satellite GED test center at the Virginia Employment Commission and expand the testing services. This continuing program is one hundred percent reimbursed by State funds.

Thank you for your attention to this request.

Sincerely,

Cindy H. Lee, Clerk

re

cc: Mrs. Gloria P. Manns
Dr. E. Wayne Harris
Mr. Richard L. Kelley
Mr. Kenneth F. Mundy

Mrs. Darlene Burcham
Mr. William M. Hackworth
Mr. Jesse A. Hall
Mr. Jim Wells (with
accounting details)



CITY OF ROANOKE
DEPARTMENT OF FINANCE

215 Church Avenue, S.W., Room 461

P.O. Box 1220

Roanoke, Virginia 24006-1220

Telephone: (540) 853-2821

Fax: (540) 853-6142

JESSE A. HALL

Director of Finance

email: jesse_hall@ci.roanoke.va.us

February 17, 2004

ANN H. SHAWVER

Deputy Director

email: ann_shawver@ci.roanoke.va.us

The Honorable Ralph K. Smith, Mayor
The Honorable C. Nelson Harris, Vice Mayor
The Honorable William D. Bestpitch, Council Member
The Honorable M. Rupert Cutler, Council Member
The Honorable Alfred T. Dowe, Jr., Council Member
The Honorable Beverly T. Fitzpatrick, Jr., Council Member
The Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

We have reviewed the attached request to appropriate funding for the School Board. This report will appropriate the following:

- \$4,178 for the Expanded GED Testing Services program. The funds will be used to operate a satellite GED test center at the Virginia Employment Commission and expand the testing services. This continuing program is one hundred percent reimbursed by State funds.

We recommend that you concur with this report of the School Board and adopt the attached budget ordinance to appropriate funding as outlined above.

Sincerely,

Jesse A. Hall
Director of Finance

Attachment

JAH/ctg

c: Darlene L. Burcham, City Manager
William M. Hackworth, City Attorney
Mary F. Parker, City Clerk
E. Wayne Harris, Superintendent of City Schools

AHS

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to appropriate funding for GED Testing Services supported by a state grant, amending and reordaining certain sections of the 2003-2004 School Fund Appropriations and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2003-2004 School Fund Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

Appropriations		
GED Examiners	030-062-6770-6334-0129	\$ 3,858
FICA	030-062-6770-6334-0201	320
Revenues		
State Grant Funds	030-062-6770-1100	\$ 4,178

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166
Roanoke, Virginia 24011
Telephone: (540) 853-1730 Fax: (540) 853-1230
E-mail: planning@ci.roanoke.va.us

February 17, 2004

Architectural Review Board
Board of Zoning Appeals
Planning Commission

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Rezoning of tract of land identified as Official Tax No. 5490307, 739 Townside Road, containing 3.77 acres, more or less, from C-2 General Commercial District and C-2 General Commercial with conditions, to LM Light Manufacturing District, such rezoning to be subject to certain conditions proffered by the petitioner.

Planning Commission Action:

Public hearing was held on Thursday, January 15, 2004. By a vote of 5-0-1 (Mr. Rife absent and Mr. Butler abstaining), the Commission recommended that City Council approve the request as amended at the public hearing.

Background:

A Petition to Rezone, with conditions, was filed on December 3, 2003. A First Amended Petition, with conditions, was filed on January 14, 2004. A Second Amended Petition, with conditions, was filed on January 16, 2004.

The petitioner requests the rezoning of the subject parcel to LM, Light Manufacturing, for the purpose of developing mini-warehouses as a use by-right. The subject parcel is split-zoned.

- A portion of the tax parcel is zoned C-2 and contains a 7,298 square foot structure, formerly used as a nightclub. The structure was condemned in 1993 following an electrical fire.

- The larger portion of the parcel is vacant and was rezoned in October, 1994, from RM-2, Residential Multifamily Medium Density District, to C-2, General Commercial, with proffered conditions, for the development of mini-warehouses. One of the conditions of that rezoning was that the petitioner would make application to the Board of Zoning Appeals for a special exception for a mini-warehouse facility of up to 48,000 square feet. Since the maximum permitted square footage for mini-warehouses by special exception in a C-2 District is only 12,000 square feet, such approval by the Board would have required not only a special exception but also a variance. No application was ever filed with the Board.

The current petitioner, a contract-purchaser of the property, requests that the existing C-2 conditions applied to the portion of the tax parcel conditionally rezoned in 1994, and as listed below, be repealed:

- 1) That the subject property will be used for the construction and operation of a mini-warehouse facility on the northern half of the property which is currently zoned C-2, General Commercial District.
- 2) That within six (6) months after the effective date of the rezoning approval by City Council, the applicant will make application to and receive approval from the City Board of Zoning Appeals for a special exception to provide for mini-warehouse facility of up to 48,000 feet.
- 3) That no outdoor advertising structure shall be erected on the subject property proposed for rezoning.
- 4) That no outdoor storage will be permitted nor take place on the subject property for rezoning.
- 5) That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway.
- 6) That the zoning shall revert to RM-2 if the City Board of Zoning Appeals fails to authorize the use of the property to erect 48,000 square feet of mini warehouses.

In addition, the petitioner proffers and agrees to abide by the following conditions on the entire tax parcel if the rezoning to LM is granted:

- 1) The property shall be used only for mini warehouses, not to exceed a total of 48,000 s.f.
- 2) That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway. (220/581)

- 3) No outdoor storage shall be permitted on the property.
- 4) The buildings shall be earth tone in color. Earth tone shall be defined as any of various rich, warm colors with tones of brown; i.e., tan, taupe, wheat, beige, Navajo white, winter white, cream ecru, almond, and khaki.
- 5) The ten-foot wide landscaped buffer, consisting of year-round dense evergreen trees, as required by Code along the southern and eastern property lines of the subject property, shall be extended along the entire perimeter of the property, with such buffer on the 220/581 side planted as close as possible to the base of the buildings.

Considerations:

The subject parcel borders the U.S. Route 220 right-of-way along its western property line. The properties on the opposite side of the 220 right-of-way are developed as single-family homes and are zoned RS-1, Residential Single Family. To the south and east are apartment complexes zoned RM-2, Residential Multifamily, Medium Density District. To the north is a site zoned C-2 that is developed as a small-scale shopping center currently occupied by state government offices and a beauty school.

Vision 2001-2020, the City's Comprehensive Plan, includes the following statements and recommended actions:

- Design principles and guidelines recommend new development by landowners and investors be compatible with the surrounding neighborhood. (p. 11) The proffers of the Second Amended Petition refine permitted development of the property in a manner that could be compatible with the surrounding neighborhood.
- Evaluate and encourage redevelopment of underutilized and vacant industrial sites. (ED P5, p. 59) The initial filing of this petition was an attempt to clarify the permitted use and intensity of use on the property resulting from the 1994 rezoning. Given the existing unconditional C-2 zoning designation on a portion of this parcel and the uses permitted with that designation, the current split zoning of the subject property could prove more detrimental to the residential neighbors than the current LM request as conditioned in the Second Amended Petition.

Given the residential neighbors and the parcel's one point of access by way of an easement through an adjacent apartment complex which connects to Townside Road, staff expressed concern with the initially filed form of this petition in terms

of LM uses that would be permitted on the subject property. That concern is addressed in the Second Amended Petition, which limits use of the property to mini-warehouses, up to 48,000 square feet. The amended request is consistent with the use that was approved with the 1994 rezoning. The traffic impact of such use on the adjacent apartment property and Townside Road would be minimal.

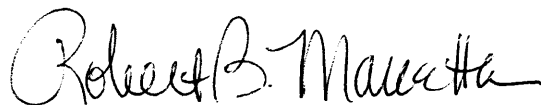
The Second Amended Petition also addresses staff concerns with the potential for further congestion of visibility along the 220/581 corridor in terms of signage on the subject property. The Second Amended Petition restores the proffer that applies to a portion of the parcel today, namely that no signage, including any sign painted on the side of a building shall be visible from the adjacent 220/581 expressway. This proffer would apply to the entire tax parcel as opposed to the existing proffer which only applies to that portion of the tract rezoned in 1994.

At the Planning Commission hearing, staff recommended approval of the request. Planning Commission discussion centered on the potential impact of such development on the "view corridor" of 220/581, given that that it is a major gateway for the City. Items of concern included the potential color of buildings and the need to visually buffer the development from 220/581. The petitioner agreed to file a Second Amended Petition limiting the color of the buildings to earth tones and creating a landscaped buffer along the perimeter of the site.

Recommendation:

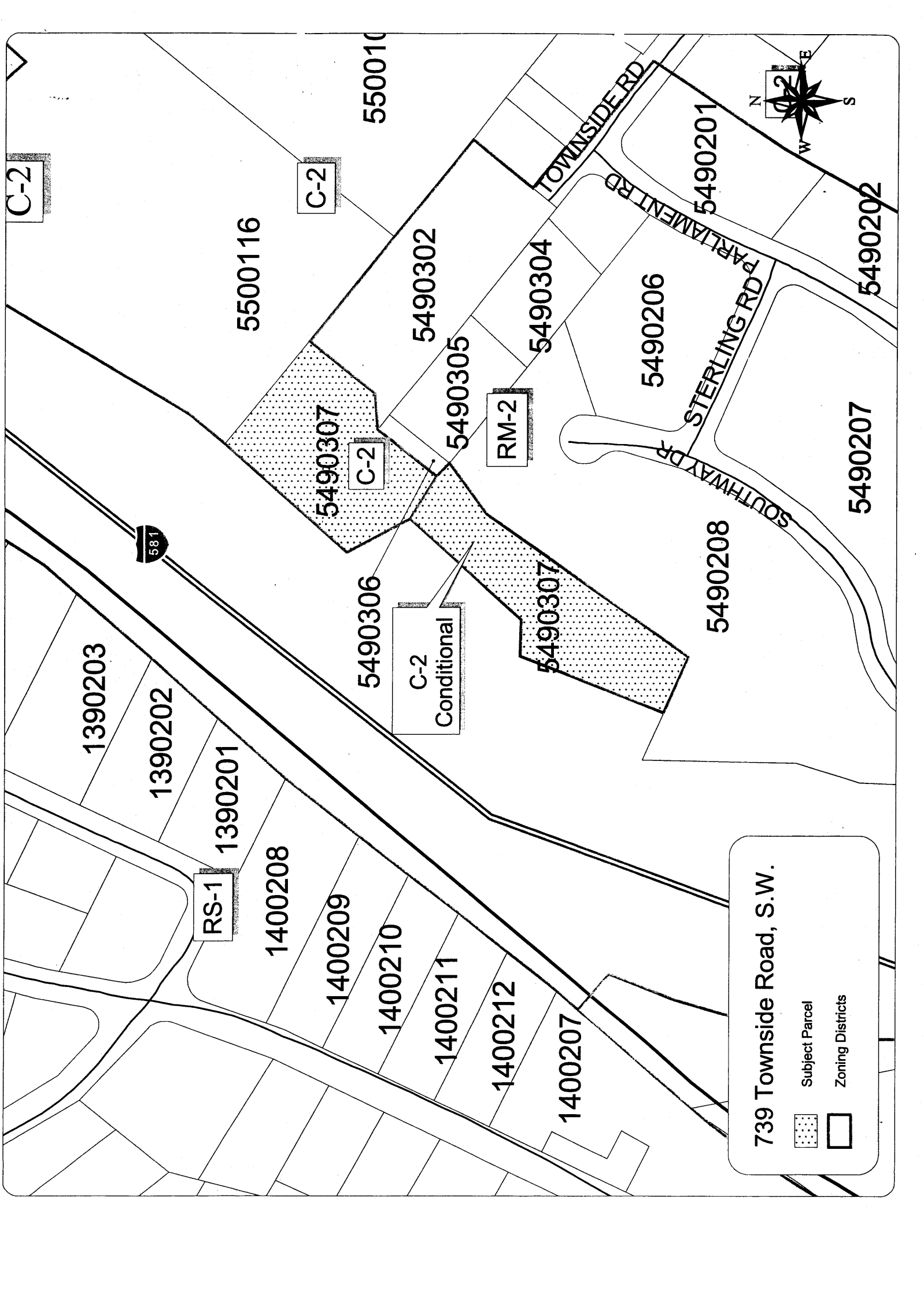
By a vote of 5-0-1, the Commission recommends that City Council approve the requested rezoning as amended.

Respectfully submitted,





Robert B. Manetta, Chairman
City Planning Commission *POST*

cc: Darlene L. Burcham, City Manager
Rolanda Russell, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney
Todd Conner, Petitioner



739 Townside Road, S.W.

-  Subject Parcel
-  Zoning Districts

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

IN RE:

Rezoning of a tract of land identified as Official Tax Map #5490307, 739 Townside Road containing 3.77 acres, more or less, from C-2 General Commercial District and C-2 General Commercial with conditions, to LM Light Manufacturing District, such rezoning to be subject to Certain conditions proffered by the petitioner.

SECOND AMENDED PETITION FOR REZONING

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:

The Petitioner, has property under contract in the City of Roanoke containing 3.77 acres, more or less, located at 739 Townside Road, Roanoke, Virginia. Said tract is currently zoned C-2, General Commercial District and C-2, General Commercial District with conditions. A map of the property to be rezoned is attached as Exhibit A. A concept plan is attached as Exhibit B.

Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, Petitioner request that the conditions existing on a portion of this tract as adopted by ordinance No. 32214-102494 and as set forth below be repealed: **(See Exhibit C)**

1. That the subject property will be used for the construction and operation of a mini warehouse facility on the northern half of the property which is currently zoned C-2, General Commercial District.
2. That within six (6) months after the effective date of the rezoning approval by City Council, the applicant will make application to and receive approval from the City Board of Zoning Appeals for a special exception to provide for the mini warehouse facility of up to 48,000 feet.

3. That no outdoor advertising structure shall be erected on the subject property proposed for rezoning.
4. That no outdoor storage will be permitted nor take place on the subject property for rezoning.
5. That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway.
6. That the zoning shall revert to RM-2 if the City Board of Zoning Appeals fails to authorize the use of the property to erect 48,000 square feet of mini warehouses.

Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, the Petitioner further requests that the said property (Tax Map Number 5490307) be rezoned from C-2 General Commercial District, with conditions, and C-2, General Commercial District to, LM, Light Manufacturing District, subject to certain conditions set forth below, for the purpose of constructing a Mini Storage Facility.

The Petitioner believes the rezoning of the said tract of land will further the intent and purposes of the City's Zoning Ordinance and its comprehensive plan, in that it will permit the development of an underutilized commercial property in the City.

The Petitioner hereby proffers and agrees that if the said tract is rezoned as requested, that the rezoning will be subject to, and that the Petitioner will abide by, the following conditions:

1. The property shall be used only for mini warehouses, not to exceed a total of 48,000 s.f.
2. That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway. (220/581)
3. No outdoor storage shall be permitted on the property.
4. The buildings shall be earth tone in color. Earth tone shall be defined as any of various rich, warm colors with tones of brown; e.e., tan, taupe, wheat, beige, Navajo white, winter white, cream, ecru, almond, and khaki.

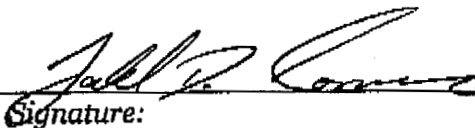
5. The ten-foot wide landscaped buffer, consisting of year-round dense evergreen trees, as required by Code along the southern and eastern property lines of the subject property, shall be extended along the entire perimeter of the property, with such buffer on the 220/581 side planted as close as possible to the base of the buildings.

Attached as **Exhibit D** are the names, addresses and tax numbers of the owner or owners of all lots or property immediately adjacent to and immediately across a street or road from the property to be rezoned.

WHEREFORE, the Petitioner requests that the above-described tract be rezoned as requested in accordance with the provisions of the Zoning Ordinance of the City of Roanoke.

Respectfully submitted this **16th day of January, 2004.**

Respectively Submitted,

By:  1-16-04
Signature: Petitioner/Contract Purchaser

Todd D. Conner
30 W Franklin Road Suite 800
Roanoke, Virginia 24011
540.855.3658

December 4, 2003

The undersigned Owner of Tax Parcel #5490307 hereby consents to the Zoning
Petition of Todd Conner for the subject property.

Edgehill Estates Apts., LLC

BY:

Signature

[Handwritten Signature]
Managing member

Date

12/4/03

Exhibit A

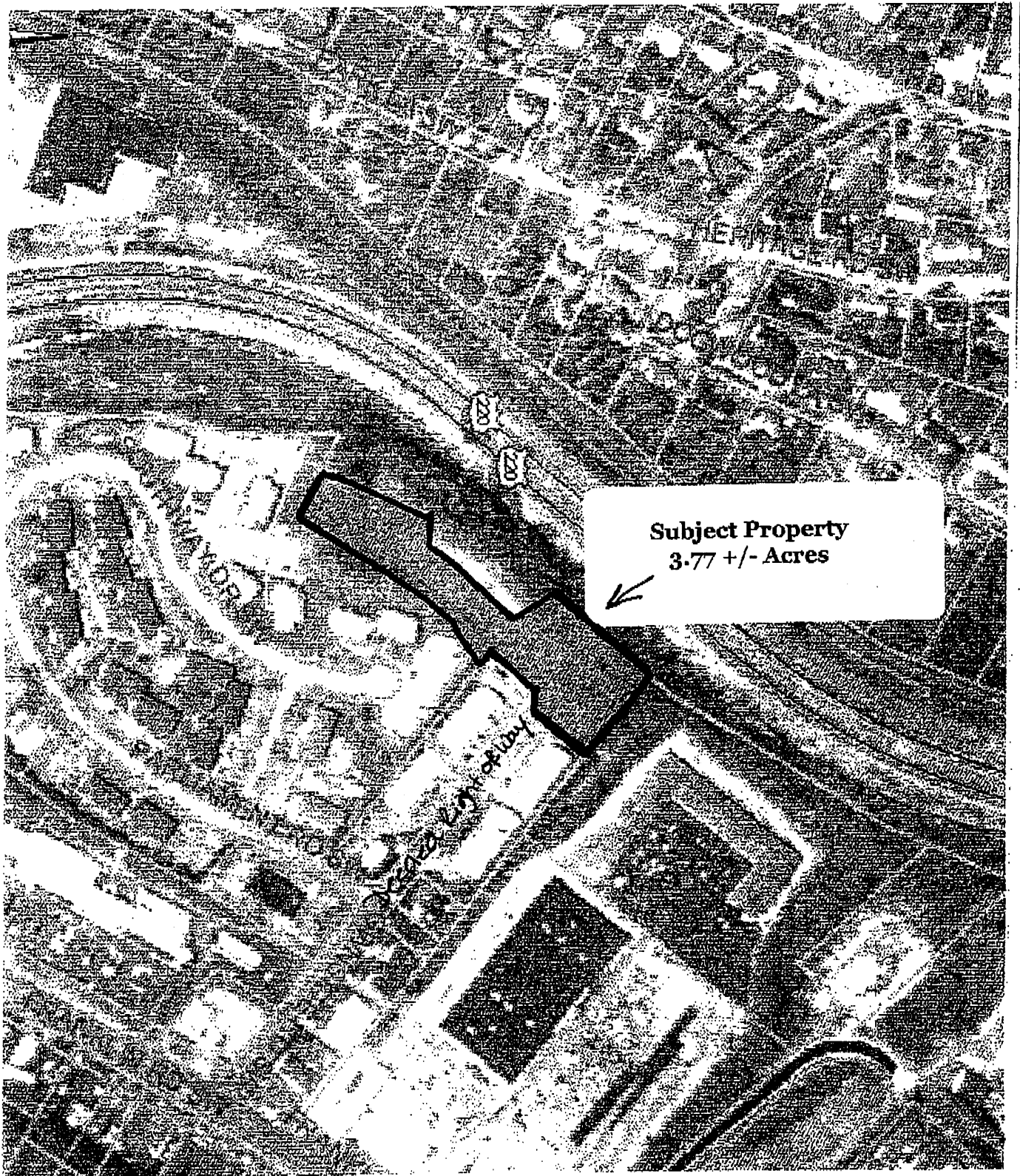
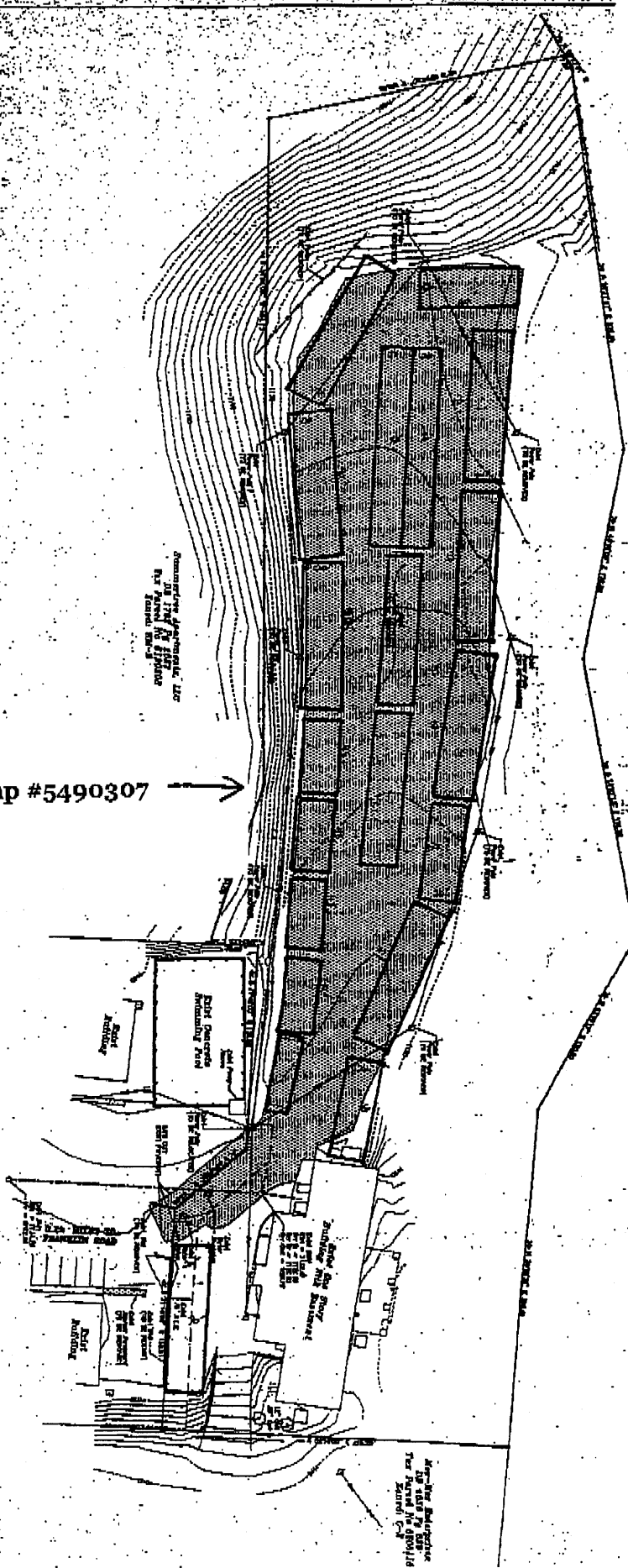


Exhibit B

Tax Map #5490307



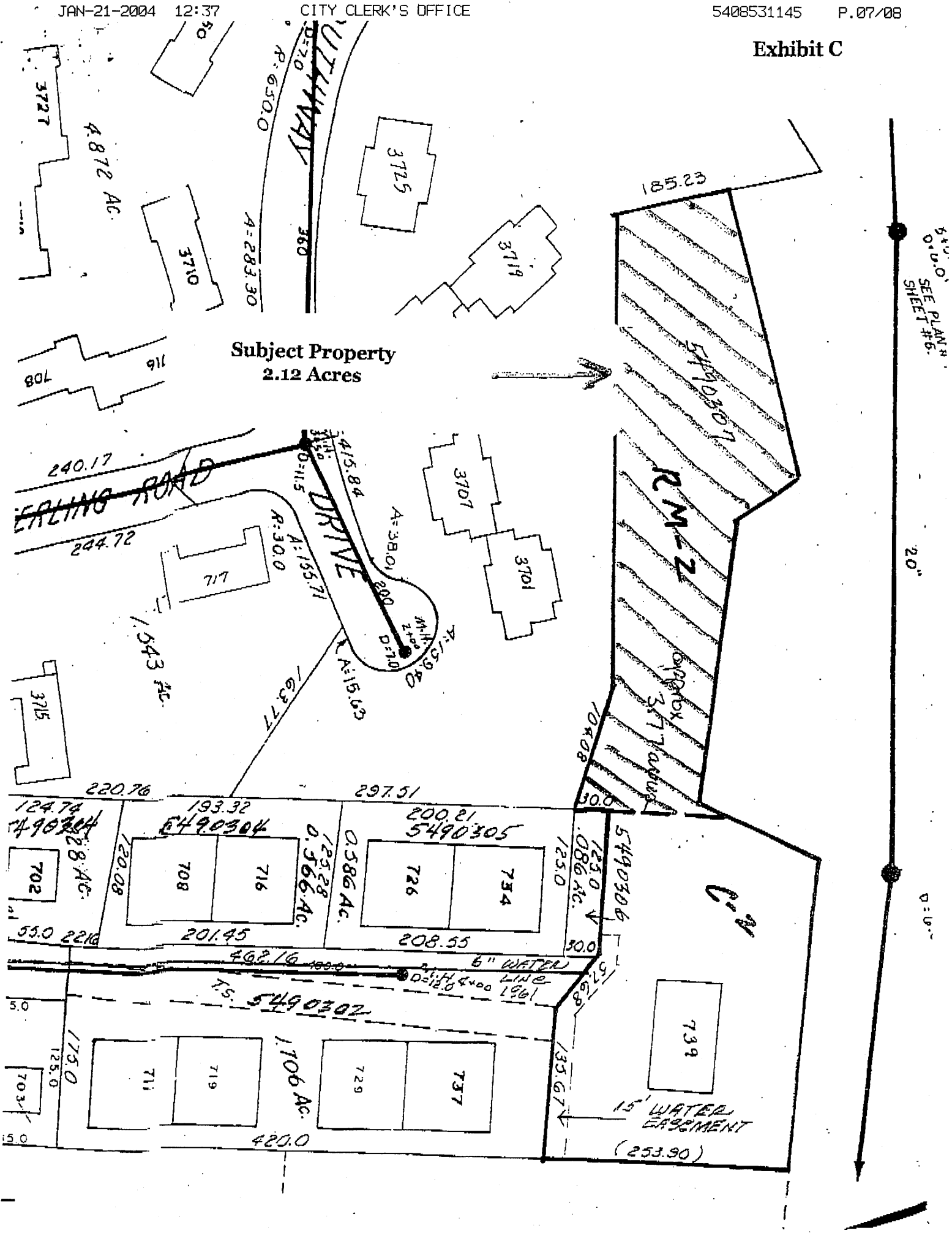
DEMOLITION PLAN
EDGEHILL ESTATES
APARTMENTS
CITY OF ROANOKE
VIRGINIA

-LANG-
engineering co.
Consulting Engineers - Land, Minerals
P.O. Box 7000, Roanoke, VA 24010 (540) 336-4800

DATE: APRIL 10, 2004
JOB: NEW EDITION
SCALE: 1" = 30'
DRAWN BY: MAM
CHECKED BY: MAM

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

Exhibit C



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

55T
2/16/04

AN ORDINANCE to amend §36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 549, Sectional 1976 Zone Map, City of Roanoke, to rezone certain property within the City, subject to certain conditions proffered by the applicant; and dispensing with the second reading by title of this ordinance.

WHEREAS, Todd D. Conner has made application to the Council of the City of Roanoke to have the hereinafter described property rezoned from C-2, General Commercial District, and C-2, General Commercial District, with conditions, to LM, Light Manufacturing District, subject to certain conditions proffered by the applicant;

WHEREAS, the City Planning Commission, which after giving proper notice to all concerned as required by §36.1-693, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on February 17, 2004, after due and timely notice thereof as required by §36.1-693, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed rezoning; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's

Comprehensive Plan, and the matters presented at the public hearing, is of the opinion that the hereinafter described property should be rezoned as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. Section 36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 328 of the Sectional 1976 Zone Map, City of Roanoke, be amended in the following particular manner and no other:

That tract of land located at 739 Townside Road, S.W., and designated on Sheet No. 549 of the Sectional 1976 Zone Map, City of Roanoke, as Official Tax No. 5490307, be, and is hereby rezoned from C-2, General Commercial District, and C-2, General Commercial District, with conditions, to LM, Light Manufacturing District, subject to the proffers contained in the Second Amended Petition filed in the Office of the City Clerk on January 16, 2004, and that Sheet No. 549 of the 1976 Zone Map be changed in this respect.

2. Ordinance No. 32214-102494, adopted October 24, 1994, rezoning a portion of the subject property to C-2, General Commercial District, with proffered conditions, be repealed.

3. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166
 Roanoke, Virginia 24011
 Telephone: (540) 853-1730 Fax: (540) 853-1230
 E-mail: planning@ci.roanoke.va.us

Architectural Review Board
 Board of Zoning Appeals
 Planning Commission

February 17, 2004

Honorable Ralph K. Smith, Mayor
 Honorable C. Nelson Harris, Vice Mayor
 Honorable William D. Bestpitch, Council Member
 Honorable M. Rupert Cutler, Council Member
 Honorable Alfred T. Dowe, Jr., Council Member
 Honorable Beverly T. Fitzpatrick, Jr., Council Member
 Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Request from LSW-HMW Family Limited Partnership that one tract of land located at 622 Huntington Boulevard, N. E., containing 1.630 acres, more or less, and further identified as Tax Map No. 3280102, be rezoned from CN, Neighborhood Commercial District, to LM, Light Manufacturing District, such rezoning to be subject to certain conditions.

Planning Commission Action:

Planning Commission public hearing was held on Thursday, January 15, 2004. By a vote of 6-0 (Mr. Rife absent), the Commission voted to recommend City Council approve a second amended petition to rezone, with conditions.

Background:

A Petition to Rezone the subject property was filed on December 4, 2003. An Amended Petition, with conditions, was filed on January 6, 2004. A Second Amended Petition, with conditions, was filed on January 21, 2004.

Conditions proffered by the petitioner are as follows:

- (a) The property will be used only for one or more of the following permitted LM uses (all other LM uses permitted by the ordinance being prohibited as a result of this condition):
 - (i) Trade and vocational schools of an industrial nature.
 - (ii) Day care centers with unlimited capacity subject to the requirements of Section 36.1-510 et seq.

- (iii) Laboratories and testing facilities not accessory to a specific use, including photographic laboratories, industrial testing facilities and similar uses.
- (iv) General storage and warehousing establishments engaged in the storage of miscellaneous merchandise not for sale on the same premises.
- (v) Manufacturing establishments primarily engaged in the manufacture, assembly, mixing, processing or other processes related to the creation of new products and including as an accessory use the retail sale of goods manufactured on the premises, where all such manufacturing, assembly, mixing, processing or other processes related to the creation of new products, and retail sales of goods manufactured on the premises, are wholly enclosed in the building.
- (vi) General service establishments, excluding the repair or maintenance of motor vehicles and trailers.
- (vii) Commercial printing establishments which print newspapers, publications, and other materials.

(b) There shall be no outdoor storage on the property.

There is an existing 14,300 square foot, pre-engineered steel structure on the subject property, which was constructed in 1970. The property has been used for approximately thirty (30) years for several different uses, including a commercial printing establishment and a film processing facility. With the adoption of the 1987 Zoning Ordinance and the rezoning of the property to CN, Neighborhood Commercial, the film processing facility became a legal, nonconforming use. In a continuation of the legal, nonconforming status of the property, an industrial equipment repair and parts warehouse occupied the property as recently as 2000. The legal, nonconforming status of the property expired in September 2003 because the building had been vacant for two (2) years. The structure is currently vacant and is for lease.

Considerations:

The subject property is located on Huntington Boulevard, N.E., one lot removed from Huntington Boulevard's intersection with Plantation Road, and is currently zoned CN, Neighborhood Commercial District. Access to the property from Huntington Boulevard is available via both Plantation Road and Hollins Road.

Surrounding zoning is commercial, manufacturing, and residential.

- The three (3) tracts to the south of the subject property, on the opposite side of Huntington Boulevard, are zoned CN, Neighborhood Commercial. Two of those parcels are developed for single-family residential dwellings, and the one at the intersection of Huntington and Plantation is developed as a gasoline station/convenience store.

- The two (2) tracts directly abutting the subject property to the west have frontage on Plantation Road and are zoned CN, Neighborhood Commercial. One contains a gasoline station/convenience store and the other parcel is vacant.
- The four (4) tracts to the north of the subject property front on Drew Avenue and are zoned RM-1, Residential Multi-Family, Low Density. They include three (3) single-family residential dwellings and a two-story apartment building.
- The tract directly abutting the entire eastern property line of the subject property is zoned LM, Light Manufacturing, and is developed as an American Electric Power substation.

The subject parcel is 1.630 acres and has 206 feet of frontage on Huntington Boulevard. The petitioner's purpose for the request to rezone the subject property from CN, Neighborhood Commercial District, to LM, Light Manufacturing District is to continue use of the property in a manner for which the existing structure is designed and for which it has been historically used.

Vision 2001-2020, the City's Comprehensive Plan, includes the following policies regarding the development of neighborhood commercial areas and industrial sites:

- Redeveloping underutilized commercial and industrial sites: To take advantage of its underutilized industrial and commercial land, the City should inventory industrial and commercial land and define opportunities for reuse based on market demand and innovative design potential, as well as on site size, location, accessibility, and infrastructure. (p. 4, Strategic Initiatives)
- Underutilized and vacant industrial sites will be evaluated and redevelopment encouraged. (p. 59, ED P5)
- Identify underutilized commercial sites and promote revitalization. (p. 61, ED A26)
- Explore redevelopment of areas identified for industrial, commercial, or mixed-use development or reuse such as Plantation and Hollins Road area. (p. 62, ED A33)
- A small village/neighborhood center serves the immediate neighborhood and is located on a major thoroughfare. (p. 97)

Given the CN regulations that would limit the footprint of any new building to 5,000 square feet and the CN minimum lot size requirement of 5,000 square feet, the subject property's 1.630-acre size and the existing 14,300-square foot building are beyond the scale of what is generally deemed appropriate CN property. Also, the subject property does not front on a major street nor is it located at an intersection, lessening its effectiveness for neighborhood retail or service uses. The property is also impacted by the abutting AEP substation.

The petition, in its second amended form, addresses both issues raised by staff regarding the initially filed petition.

- Although certain permitted uses within the LM, Light Manufacturing District could be deemed appropriate, and the LM designation would provide a reasonable approach to the use of the subject property, certain LM uses would not be appropriate, given the residential uses to the rear of the property on Drew Avenue and across Huntington Boulevard. The Second Amended Petition proffers a limited and well-defined list of LM uses to be permitted on the site as a condition of the rezoning.
- Outdoor storage on this property, which is permitted in the LM District, would be detrimental to neighboring properties. The petition in its current form prohibits outdoor storage on the property. Such condition, in conjunction with the list of proffered uses, serves to limit the impact and intensity of light manufacturing type uses on the property.

At the Planning Commission hearing, staff recommended approval of the request. Planning Commission discussion centered on the following:

- Use of the property for mini-warehouses, which would be permitted by the First Amended Petition, including potential impact of such use on the residential neighbors across the street
- The potential for expansion of the building for light manufacturing-type uses (The prohibition of outdoor storage would limit all such activity to being conducted within the building.)

The petitioner agreed to file a Second Amended Petition in which mini-warehouses would be deleted as a permitted use on the subject property.

With the appropriate use limitations and the prohibition of outdoor storage, as contained in the Second Amended Petition, the LM rezoning of the subject property is deemed appropriate.

Recommendation:

By a vote of 6-0, the Commission recommends City Council approve the request.

Respectfully submitted,



Robert B. Manetta, Chairman *PBT*
City Planning Commission

cc: Darlene L. Burcham, City Manager
Rolanda Russell, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney
Daniel F. Layman, Jr., Attorney for the Petitioner

WENTWORTH AVE

DREW AVE

FLEMING AVE

M-1

3181309

3180943

3181027

3181026

RM-1
3181018

HUNTINGTON BLVD

CN

PLANTATION RD

3280501

3280502

3280503

3280504

3280505

3280506

3280106

3280105

3280102

3280103

3280101

LM

622 Huntington Boulevard, NE



Subject Parcel



Zoning Districts

318

3181129 3181132

3181133

LM

HOLLINS RD



VIRGINIA:

IN THE COUNCIL OF THE CITY OF ROANOKE

In re:	Rezoning of a Tract of Land)	SECOND
	Known as 622 Huntington Blvd,)	AMENDED PETITION
	NE, bearing City of Roanoke)	OF LSW-HMW FAMILY
	Official Tax No. 3280102, from)	LIMITED PARTNERSHIP
	CN, Neighborhood Commercial)	
	District, to LM, Light Manu-)	
	facturing District		

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:

(1) Petitioner LSW-HMW Family Limited Partnership is the owner of a tract of land in the City of Roanoke located on the north side of Huntington Blvd, NE, near its intersection with Plantation Road, NE, containing approximately 1.63 acres, bearing City of Roanoke Official Tax No. 3280102 and known as 622 Huntington Blvd, NE. A portion of City Appraisal Map Number 328 showing this parcel is attached to this petition as Exhibit A.

(2) This lot is presently zoned CN, Neighborhood Commercial District. However, it had been used for light manufacturing purposes as a legal nonconforming use until September 2003, when that status expired because the building had been vacant for two years.

(3) Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, petitioner requests that the above-described parcel be rezoned from CN, Neighborhood Commercial District, to LM, Light Manufacturing District, subject to the conditions set forth in paragraph (6) below.

(4) Since November 1970, when the existing 14,300 square foot industrial building was constructed by Progress Printing Company, this lot has been used successively as a printing plant, a film processing facility, and an industrial equipment repair and parts warehouse. It is located immediately adjacent to railroad tracks and a large electrical energy substation, and just behind retail commercial properties along Plantation Road, NE.

(5) Petitioner believes the property is not conducive to neighborhood commercial use because it is larger than the typical CN uses in the area, does not front on a major commercial street (and indeed is somewhat isolated by topography from customer traffic and the adjoining highway commercial uses), and lies outside of any major commercial district. It is improved with an industrial building, has been used in that manner for over 30 years, and is so dominated by the adjoining substation that its appeal for any other purpose is extremely limited. Petitioner therefore believes that the requested zoning change will afford an opportunity for use of this lot in a manner more consistent with its highest and best use. A site plan showing the configuration of the property and improvements is attached to this petition as Exhibit B.

(6) Petitioner hereby proffers and agrees that if this property is rezoned as requested, the rezoning will be subject to, and petitioner will abide by, the following conditions:

(a) The property will be used only for one or more of the following permitted LM uses (all other LM uses permitted by the ordinance being prohibited as a result of this condition):

(i) Trade and vocational schools of an industrial nature.

(ii) Day care centers with unlimited capacity subject to the requirements of Section 36.1-510 et seq.

(iii) Laboratories and testing facilities not accessory to a specific use, including photographic laboratories, industrial testing facilities and similar uses.

(iv) General storage and warehousing establishments engaged in the storage of miscellaneous merchandise not for sale on the same premises.

(v) Manufacturing establishments primarily engaged in the manufacture, assembly, mixing, processing or other processes related to the creation of new products and including as an accessory use the retail sale of goods manufactured on the premises, where all such manufacturing, assembly, mixing, processing or other processes related to the creation of new

products, and retail sales of goods manufactured on the premises, are wholly enclosed in the building.

(vi) General service establishments, excluding the repair or maintenance of motor vehicles and trailers.

(vii) Commercial printing establishments which print newspapers, publications, and other materials.

(b) There shall be no outdoor storage on the property.

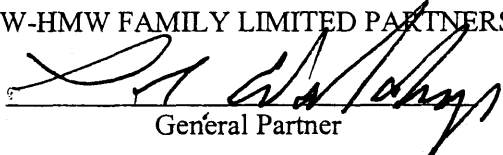
(7) Attached to this petition as Exhibit C is a list of the names and addresses of the owners of all lots immediately adjacent to or across a street from the property to be rezoned, together with the Official Tax Number of each lot.

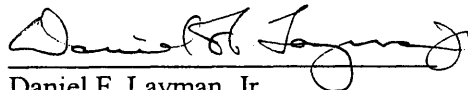
WHEREFORE, petitioner requests that the parcel bearing City of Roanoke Official Tax No. 3280102 be rezoned from CN to LM, with conditions, in accordance with the provisions of the Zoning Ordinance of the City of Roanoke.

Respectfully submitted by petitioner this 19 day of January, 2004.

LSW-HMW FAMILY LIMITED PARTNERSHIP

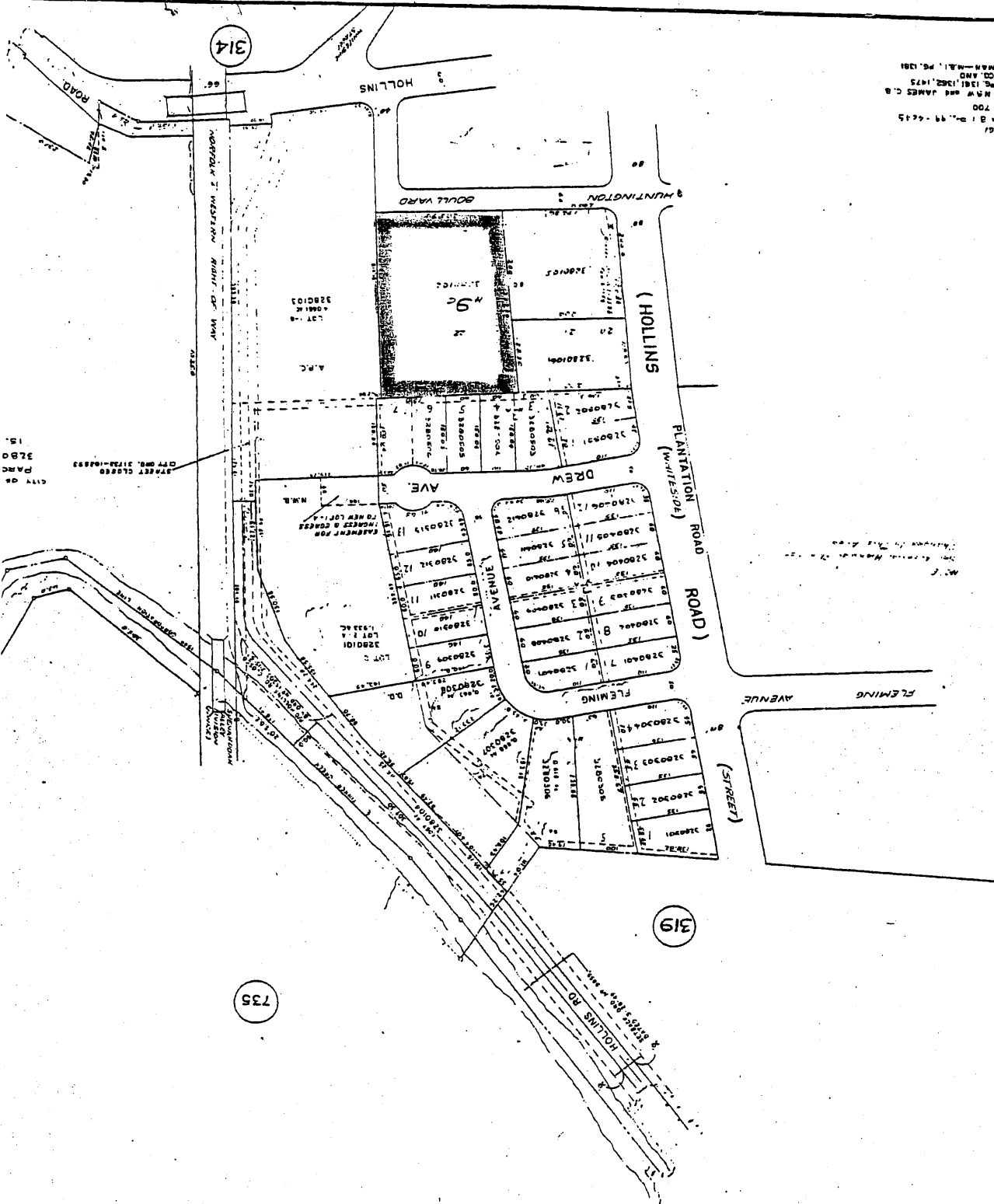
By


General Partner



Daniel F. Layman, Jr.
Woods Rogers PLC
P. O. Box 14125
Roanoke, VA 24038-4125
(703) 983-7653

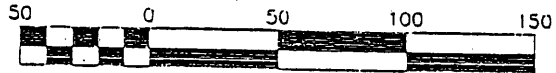
Of Counsel for the Petitioner



MC HUNTINGTON COURT 1261
M.A. HUNTINGTON ADDITION - M.B. 11-44-445
D.O. GREEN DEVELOPMENT, M.B. 11-44-445
A.P.C. APPLICANT, POWER CO. NEW AND JAMES C.B.
DEANNA C. BOWMAN, M.B. 11-44-445
JAMES C.B. BOWMAN, M.B. 11-44-445

CITY OF
PARC
3280
15.

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.



Scale 1" = 50'

D.B. 1464, PG. 1016

NORTHFIELD ADDITION
M.B. 1, PG. 99

LOT 3 LOT 4 LOT 5 LOT 6 LOT 7

FENCE N88°41'00"E 227.50'

IPF
@ 4.6'

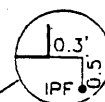
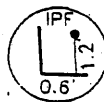
UTIL.
POLE

N/F
THELMA, FRED &
VICTOR ATTALLA
D.B. 1212, PG. 465

1.630 ACRES

N/F
WHITING OIL COMPANY
INCORPORATED
D.B. 1464, PG. 1016

N/F
APPALACHIAN POWER
COMPANY
D.B. 1087, PG. 67



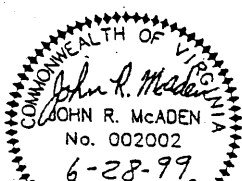
225' ± TO P.I. UTIL.
PLANTATION ROAD POLE

ROCK WALL -S89°44'30"W 205.93' UTIL.
POLE

HUNTINGTON BOULEVARD
(40' R/W)

NOTES:

1. OWNERS OF RECORD: HARRIET M. WALDROP
2. LEGAL REFERENCE DEED BOOK 1496, PAGE 1702
3. TAX MAP NUMBER: 3280102



PHYSICAL IMPROVEMENT SURVEY FOR
LUKE WALDROP

622 HUNTINGTON BOULEVARD
1.630 ACRES
DEED BOOK 1496, PAGE 1702
CITY OF ROANOKE, VIRGINIA
SURVEYED 06-28-99
108 480020570



EXHIBIT C

ADJOINING PROPERTY OWNERS

REZONING PETITION
622 HUNTINGTON BLVD.
TAX MAP #: 3280102

Official Tax No./ Street Address	Name of Property Owner	Mailing Address	Zoning
3280103 Substation	Appalachian Power Company	P.O. Box 2021 Roanoke, VA 24022	LM
3280105 3609 Plantation Rd. NE	Whiting Oil Company	P.O. Box 13026 Roanoke, VA 24030	CN
3280106 Vacant Lot	Attalla, Thelma M & Fred H	3652 Sunrise Ave., NW Roanoke, VA 24012	CN
3280503 621 Drew Ave. NE	Dickinson, Paul W & Minnie G	621 Drew Ave., NE Roanoke, VA 24012	RM-1
3280504 631 Drew Ave. NE	Abbott, Randolph P	6735 Jasmine Circle Roanoke, VA 24019	RM-1
3280505 701 Drew Ave. NE	Crockett, Thomas B	701 Drew Ave., NE Roanoke, VA 24012	RM-1
3280506 709 Drew Ave. NE	Kingery, Walter P	Rt 6, Box 1750 Rocky Mount, VA 24151	RM-1
3181132 623 Huntington Blvd. NE	Smith, Jack D & Joyce M	623 Huntington Blvd., NE Roanoke, VA 24012	CN
3181133 629 Huntington Blvd. NE	Jeffrey, Gwen M	629 Huntington Blvd., NE Roanoke, VA 24012	CN

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE to amend §36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 328, Sectional 1976 Zone Map, City of Roanoke, to rezone certain property within the City, subject to certain conditions proffered by the applicant; and dispensing with the second reading by title of this ordinance.

WHEREAS, LSW-HMW Family Limited Partnership has made application to the Council of the City of Roanoke to have the hereinafter described property rezoned from CN, Neighborhood Commercial District, to LM, Light Manufacturing District, subject to certain conditions proffered by the applicant;

WHEREAS, the City Planning Commission, which after giving proper notice to all concerned as required by §36.1-693, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on February 17, 2004, after due and timely notice thereof as required by §36.1-693, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed rezoning; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's

Comprehensive Plan, and the matters presented at the public hearing, is of the opinion that the hereinafter described property should be rezoned as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

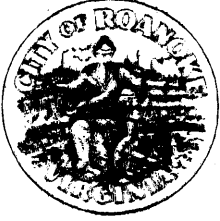
1. Section 36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 328 of the Sectional 1976 Zone Map, City of Roanoke, be amended in the following particular manner and no other:

That tract of land located at 622 Huntington Boulevard, N.E., containing 1.630 acres, more or less, and designated on Sheet No. 328 of the Sectional 1976 Zone Map, City of Roanoke, as Official Tax No. 3280102, be, and is hereby rezoned from CN, Neighborhood Commercial District, to LM, Light Manufacturing District, subject to the proffers contained in the Second Amended Petition filed in the Office of the City Clerk on January 22, 2004, and that Sheet No. 328 of the 1976 Zone Map be changed in this respect.

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166
Roanoke, Virginia 24011
Telephone: (540) 853-1730 Fax: (540) 853-1230
E-mail: planning@ci.roanoke.va.us

February 17, 2004

Architectural Review Board
Board of Zoning Appeals
Planning Commission

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Adoption of the Gilmer Neighborhood Plan as a component
of **Vision 2001-2020**.

Planning Commission Action:

Public hearing was held on Thursday, January 15, 2004. By a vote of 6-0 (Mr. Rife absent), the Commission recommended City Council adopt the Gilmer Neighborhood Plan as a component of **Vision 2001-2020**, the City's comprehensive plan.

Background:

The Gilmer neighborhood is located northwest of downtown. It is bounded by 5th Street, Moorman Road, 10th Street, and the Norfolk Southern rail line. Since the early 1980s, the neighborhood has enjoyed strong advocacy and revitalization activity led by the Northwest Neighborhood Environmental Organization (NNEO).

Work on the Gilmer Neighborhood Plan began in early 2000. The plan was commissioned by NNEO with grant funding from the City of Roanoke. Hill Studio, P.C. was hired to develop the plan. Citizens were involved through a series of workshops and through a neighborhood survey. The preliminary draft of the plan was presented to the public in summer 2000.

Considerations:

City planning staff worked with Hill Studio throughout the planning process to ensure consistency with **Vision 2001-2020** and a consistent policy/action format. The Planning Commission's Long-Range Planning Committee reviewed the plan on December 2, 2003, and provided comments and suggestions for

improvement. Hill Studio subsequently revised the plan in response to Commissioners' comments.

Through the planning process, seven major issues were identified:

- Preserving neighborhood character
- Neighborhood appearance
- Providing jobs, goods, and services in the neighborhood
- Providing community facilities
- Industrial encroachment
- Numerous vacant lots
- Safety

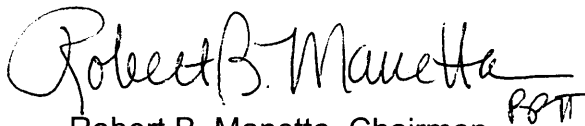
In response to these issues, priority recommendations include:

- Implementing the Neighborhood Design District throughout the neighborhood. The plan also provides architectural guidelines that can supplement NDD regulations.
- Developing and beautifying neighborhood gateways
- Providing for neighborhood commercial development
- Developing community centers and parks
- Implementing a future land use plan (and corresponding zoning patterns) to reduce industrial-residential conflicts.
- Continue development of appropriately designed infill housing
- Implementing crime prevention activities

Recommendation:

By a vote of 6-0, the Commission recommends that City Council adopt the Gilmer Neighborhood Plan as a component of **Vision 2001-2020**, the City's comprehensive plan.

Respectfully submitted,


Robert B. Manetta, Chairman
City Planning Commission

Attachment

cc: Darlene L. Burcham City Manager
Rolanda Russell, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney

IN THE PLANNING COMMISSION OF THE CITY OF ROANOKE, VIRGINIA

This 15h day of January, 2004

A RESOLUTION recommending the adoption of the Gilmer Neighborhood Plan as an element of the City's Comprehensive Plan.

WHEREAS, a series of community workshops were held in the Gilmer neighborhood to gain input into the plan;

WHEREAS, the draft plan has been reviewed by the neighborhood, city staff, and the Long Range Planning Committee of the City of Roanoke Planning Commission; and

WHEREAS, the Gilmer Neighborhood Plan has been advertised in accordance with Section 15.2-2204 of the Code of Virginia (1950), as amended, and pursuant to that notice, a public hearing was held on January 15, 2004, at which all persons having an interest in the matter were given a chance to be heard.

BE IT RESOLVED by the Planning Commission of the City of Roanoke that it recommends to City Council that the Gilmer Neighborhood Plan, dated January 15, 2004, be adopted as an element of the City's Comprehensive Plan, and that by signature of its Chairman below, the Planning Commission hereby certifies the attached copy of the neighborhood plan to City Council.

ATTEST:

A handwritten signature in black ink, consisting of a stylized 'P' followed by a long horizontal line that tapers off to the right.

Chairman

GILMER NEIGHBORHOOD PLAN



JANUARY 15, 2004
HILL STUDIO, P.C.

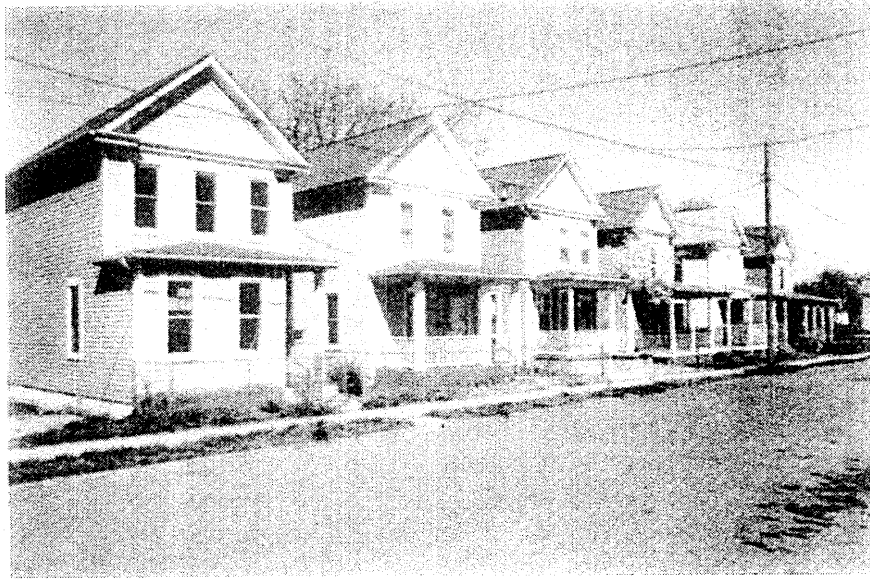


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Acknowledgements

This project is the result of a concerted team effort. The team consisted of residents of the Gilmer Neighborhood, the Organization staff, staff of the City of Roanoke, local business owners, and Susheela Shende of Development Initiatives, Inc. The project team from Hill Studio consisted of:

Mary Zirkle	David Hill, ASLA
Donald C. Harwood	Arthur A. Bartenstein
Todd Setliff	Michael LaRoche
Suzanne Chance	J.D. Ho
B.T. Fitzpatrick III	Janel Wilcox
Sherry Barrett (Intern)	Peter Giraudeau

The NNEO neighborhood plan would not have been possible without the dedication shown by all members involved. The vision of residents, Susheela Shende (former executive director of NNEO) and James Lesniak (current executive director NNEO) were guiding forces in the creation of this plan. It is the hope of the project managers that this plan be something that Roanoke City Council will adopt as a shared vision of residents, NNEO, and the City.

Hill Studio would like to credit Horticipia for the photographs of plant specimens in Appendix E. All other photographs were taken by Hill Studio or by NNEO.

Chapter 1: Introduction

The Gilmer neighborhood is a thriving community with historic African-American roots. In order to preserve the community integrity, residents banded together to reclaim their neighborhood when it began to decline in past years. A product of this renewed community spirit was the creation of the Northwest Neighborhood Environmental Organization, which was charged with undertaking neighborhood revitalization.



Ms. Florine Thornhill

The Northwest Neighborhood Environmental Organization (NNEO) has a vision for the Gilmer neighborhood. This vision was originally held by Ms. Florine Thornhill and a group of her dedicated neighbors whose grassroots effort to save their neighborhood has since grown into a non-profit organization staffed by three employees and overseen by a board of directors composed of 21 residents of the Gilmer and surrounding neighborhoods. The mission of NNEO is a simple one:

Our vision for the future is a community that is safe, attractive, and well-kept; that has a mixture of old historic houses that have been preserved and new houses that are compatible with the old; and has well-maintained public spaces such as parks, streets and sidewalks.

NNEO has been used throughout Roanoke City as a model of how to rehabilitate a neighborhood. This Neighborhood Master Plan is one step in the ongoing effort to prepare for the future by planning in the present.

Work on the Northwest Neighborhood Environmental Organization Master Plan began in May of 2000 under the direction of Susheela Shende, former Executive Director of NNEO, and James Lesniak, current Executive Director. NNEO contracted Hill Studio to collaborate on the new neighborhood master plan. Hill Studio, P.C. has been involved with NNEO since 1992 through the architectural design of Donald C. Harwood, AIA, who began work with the organization in 1982 when he was with the Roanoke Redevelopment and Housing Authority. Mr. Harwood's designs have proven to be sensitive to the historic fabric of the neighborhood, yet they also meet the practical needs of today's residents.

This master plan follows the 1997 Action Plan, which delineated numerous goals, assigned a ranking of priority (high-low) for meeting goals and estimated a timeline for completing their goals. This plan is intended to continue 1981 and 1997 planning efforts done by the neighborhood and the Roanoke Neighborhood Partnership.

Chapter 2: NNEO History

The Northwest Neighborhood Environmental Organization (NNEO) was founded in 1980 by residents of Roanoke's Gilmer neighborhood to address serious community problems, including deteriorated housing, neglected and vacant properties, crime, and inadequate public services and facilities. Today, because of the vision and hard work of neighborhood volunteers and strong partnerships with city government, local banks, and other funding sources, NNEO has helped transform the neighborhood into a much safer, healthier community with many new and rehabilitated homes, new residents, and new hope for the future. In the process, the organization and its founder, Florine Thornhill, have been recognized at the local, state, and national levels as models for neighborhood development and leadership. Awards presented to NNEO include:

2001 Honorable Mention for Virginia Neighborhood of the Year Award from the Virginia Chapter of Neighborhoods USA

2000 Barbara Dowdy Award for Neighborhood improvement from Roanoke Neighborhood Partnership

1999 Susheela Shende (former Executive Director of NNEO) was awarded the Small Business Person of the year award from Roanoke Regional Chamber of Commerce

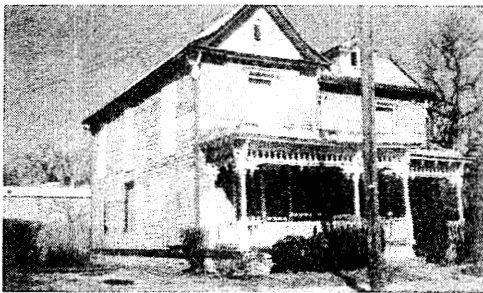
1994 Presidential Volunteer Action Award (Mrs. Thornhill)

1992 Governor's Housing Award

1990 Citizen of the Year Award (City of Roanoke) (Mrs. Thornhill)

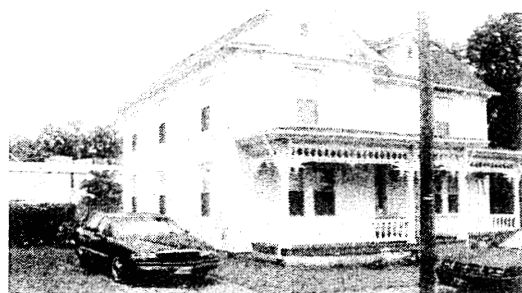
1984 Neighborhood of the Year Award from Neighborhoods USA

Many of NNEO's projects include restoration and rehabilitation of run-down or abandoned homes in the neighborhood.



1011 Fairfax Avenue

Before



After



901 Loudon Avenue

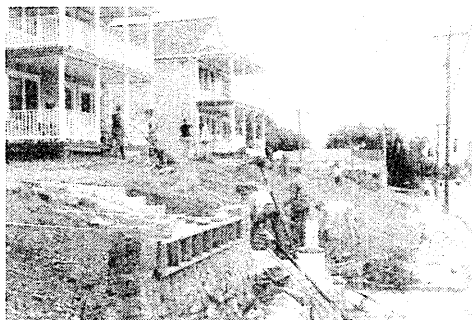
Before



After

NNEO has also been involved in new construction of single-family and multifamily homes, and the recently completed McCray Court senior living center.

NNEO's primary source of funding has been local, state, and national grants. Since the formation of the organization, NNEO has received the following grants, many of them multiple times:



Hollins University volunteers at
Thornhill Place



Hollins University volunteers working
in the neighborhood

- Roanoke Neighborhood Partnership Neighborhood Development Grant
- Roanoke City Community Development Block Grant Funds and Mini-grants
- Roanoke City HOME Funds
- Presbyterian Church USA Grant
- Allstate Foundation Grant
- HUD - John Heinz Neighborhood Development Grant
- Virginia Department of Housing and Community Development CHDO Predevelopment Loan Funds
- Federal Low-Income Housing Tax Credits
- Virginia Housing Partnership Funds
- Virginia Foundation for Housing Preservation Funds
- Commonwealth of Virginia Community Development Corporation Predevelopment Loan
- Commonwealth of Virginia Department of Housing and Community Development Predevelopment Loan
- Federal Home Loan Bank EDGE Funds
- Commonwealth of Virginia Housing Fund Loan
- Commonwealth of Virginia Home Funds
- United Way Venture Grant
- Development Training Institute Grant
- Bank of America Funds
- CHDO Development Support
- Federal Home Loan Bank Affordable Housing Program Funds
- Carilion Community Health Fund Grant
- Foundation of the Roanoke Valley Grants

With these funds, NNEO has undertaken many positive activities in the neighborhood including:

Purchasing vacant lots
Restoring vacant and dilapidated houses
Constructing new housing
Organizing neighborhood clean-ups and beautification projects
Improving vacant lots by clearing them up and maintaining them
Installing street lighting
Improving Loudon Park
Improving sidewalks
Repairing homes of elderly homeowners
Lead abatement in several homes
Construction of a retirement community



Grand Opening of Thornhill Place



Thornhill Place, Before



Thornhill Place, After

Since 1983

- 20 affordable rental units
- 22 affordable single-family units
- 2 market-rate rental units

Current projects include:

- 68 affordable rental units
- McCray Court Senior Living Community Service Building
- 7 affordable single-family units

Upcoming projects:

- A Fifth Street Gateway Complex, which will include universally accessible housing, community services, and retail space
- Creating a Community Arts Exhibit and studio space
- Community garden

All of NNEO's work has been done with careful attention to detail and quality so that the original character of the community has been restored and strengthened. For example, new houses are two stories and have front porches just like the older homes. Renovations also maintain the character of the house while keeping the rental or purchase prices very affordable to low-to-moderate income residents. NNEO sees this as "putting love into each house...so that the neighborhood can be proud and the family who moves in has a real chance for a new, good life... no matter how much or how little money they have." The Community Garden will also enhance the lifestyles of neighborhood residents providing them with a place to grow and share fresh produce within the community.

Chapter 3: Process

The process of developing the Gilmer Neighborhood Plan began with a meeting with Ms. Shende and Mr. Lesniak. Goals were outlined at that time for developing a neighborhood plan that would increase resident involvement, include fundable initiatives, and be flexible to updates. It was decided that the plan should contain elements that the city can enforce through zoning, and that NNEO can implement through design guidelines. It was determined that NNEO would submit the plan to the City of Roanoke which would adopt the plan and include it in the Vision 2001-2020 Comprehensive Plan for the City.

It was necessary to keep the City informed and involved from the outset of the project. Hill Studio met with the Roanoke City Planning Department on May 30, 2000 in order to present these goals and inform them of our intent for the neighborhood plan. The following City employees attended:



Ms. Susheela Shende

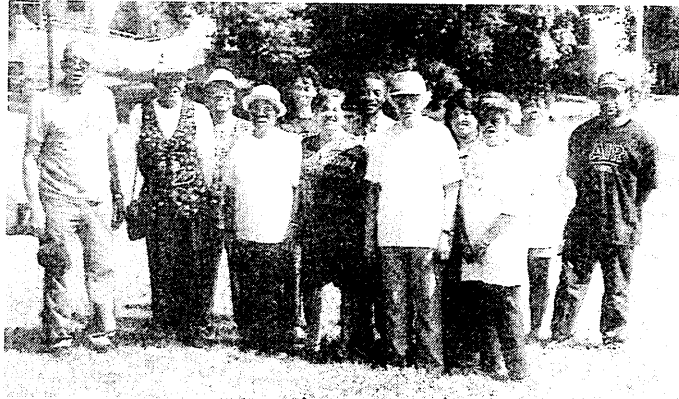
- Dan Webb, Combination Inspector
- Dan Pollock, Supervisor of Building Maintenance and Housing Development Coordinator
- Evie Lander, Director of Planning
- Chris Chittum, Scott Whiteman, City Planners
- James Settles, Neighborhood Planner, Roanoke Neighborhood Partnership

James Lesniak and Susheela Shende were also present at this meeting. Hill Studio met with Dan Webb, Scott Whiteman and Chris Chittum on July 5, 2000 to further discuss methodology for conducting the building conditions assessment that is discussed in the Existing Conditions Inventory chapter. At the start of the project, Neil Holthouser was the project contact at the City. Upon his departure in fall of 2001, Chris Chittum became the City contact. Drafts of work in progress were consistently presented to the City during the process.

As part of the background research for the project, numerous public and private documents were reviewed in order to gain a better understanding of the neighborhood within the larger context of the City and to see what work had been documented to date. A list of these documents is included in the appendix.

One of the most important steps in the process was making initial workshop presentations to various neighborhood groups in order to solicit public input. Hill Studio made presentations to and sought input from the following groups and individuals:

NNEO Board of Directors (June 19, 2000 - 18 attendees)
Loudon Avenue Christian Church Bible Study (June 22, 2000 - 13 attendees)
NNEO Tenants' and Homeowners' Meeting (June 24, 2000 - 9 attendees)
Business Leaders Meeting (July 11, 2000 - 6 attendees)



NNEO Board Members

The format of the workshops included a brief presentation by Hill Studio staff that relayed the scope of the project and showed the existing land use map (as derived from the Existing Conditions Inventory). Discussion was then generated using the questions, "What things do you like most about the neighborhood," and "What things would you like to change about the neighborhood?". Responses to these questions are included in Appendix A.

In addition to public workshops, a survey was developed which was distributed during the same period of time as the workshops. The survey was also taken door-to-door to businesses by a group of Washington and Lee students on August 31, 2000. The comments generated from the public presentations and from the surveys are included in Appendix A and were used in developing alternative preliminary designs.

Hill Studio held an in-house design charrette on July 17, 2000 that included the principal and senior landscape architects, the project planners, the project architects and an intern landscape architect. This brainstorming session worked from existing conditions analyses and public comment in illustrating specific aspects of the preliminary design alternatives. The design team broke up into groups in order to focus on defined topics such as design guidelines, green space opportunities, zoning issues, redevelopment areas, commercial core redevelopment, and community service locations.

All of the public comments, meeting discussion and in-house design charrette results were combined to create preliminary designs. On July 20, 2000, the designs were presented to Chris Chittum, Neil Holthouser, Scott Whiteman and Jacques Scott of the City Planning Department. The preliminary designs of the master plan were showcased and made available for comment at the ribbon-cutting ceremony for Thornhill Place that took place on July 31, 2000. These designs were also presented to Ms. Shende and Mr. Lesniak. Following citizen, client and City reviews, these designs have been refined into the final concept plan described in Chapter 6, Plans.

As Hill Studio refined alternative concepts, we learned that a local architect was providing services for expansion plans for Maple Street Baptist Church and St. Paul United Methodist Church. A meeting was conducted with Ed Barnett on January 5, 2001 in order to compare proposed plans with what he had developed for the churches. These architectural plans were then integrated into the master plan concepts in order to improve their accuracy and better coordinate activities.

Traffic-related aspects of the concepts were presented to Bob Bengtson, Roanoke City Director of Public Works, on January 10, 2001. The purpose of the meeting was to discuss the master plan from a traffic feasibility perspective. Mr. Bengtson's initial response was that the suggested modifications were feasible from a traffic standpoint at this preliminary stage of planning.

Wayne Wilcox, Roanoke City Parks Planner during the plan process, was also contacted in January 2001 in order to discuss the City's plans for Loudon Park. Mr. Wilcox imparted that the City's future budget will pay to replace the playground structure, the restroom structure and the park sign. There would not be any site changes to Loudon Park nor would there be the addition of any other pocket parks by the City in the Gilmer neighborhood.

A major component in the planning process was the generation of numerous maps. These maps were used to analyze different aspects of the neighborhood components. The maps were a key resource for concept plan development.

These maps include:

- Neighborhood Context
- Zoning and Enterprise Zone
- Road Hierarchy
- Land Use and Vacant Land
- Building Conditions
- Cultural Resources
- NNEO Ownership

Each map describes a specific piece of the puzzle that comprises the area of the Northwest Neighborhood Environmental Organization. These components are described as existing conditions in the following chapter.

Finally, Sherry Barrett, an intern from Virginia Tech, completed a studio project that solicited concerns and issues from surrounding neighborhoods and stakeholders and created a methodology for making contact with these stakeholders. Issues and concerns could then be discussed and addressed in a formal manner. The neighborhoods that were involved were the Loudon-Melrose Neighborhood Organization, the Northwest Neighborhood Improvement Council, and Gainsboro.

Chapter 4: Existing Conditions Inventory

The Neighborhood

The Gilmer neighborhood is immediately surrounded by the neighborhoods of Harrison to the north, Loudon-Melrose to the west, Gainsboro to the east, Hurt Park/Mountain View to the southwest, West End, and Downtown. The neighborhood boundaries are 5th Street, Moorman Avenue, 14th Street and Shenandoah Avenue (see Context Map, Figure 1). Even though the boundaries technically run down the middle of the street, both sides of the street were considered in this plan.



Aerial view of 900 block of Centre Avenue

Zoning

The neighborhood is primarily zoned RM-2, Residential Multifamily Medium Density District, which

is intended to encourage the preservation and enhancement of city neighborhoods that have historically developed with medium population densities; to provide for a compatible mix of housing types that encourage innovative infill development in existing neighborhoods, and to accommodate the efficient use of facilities (Zoning Ordinance, Sec. 36.1-125).

This zoning designation includes single-family dwellings as well as duplexes and homes that have been converted into multifamily dwellings. RM-2 composes the center of the neighborhood and is generally surrounded by other zoning designations except where bisected by Neighborhood Commercial District (CN) zoning.

The next most prevalent type of zoning in the neighborhood is LM, Light Manufacturing. This district designation

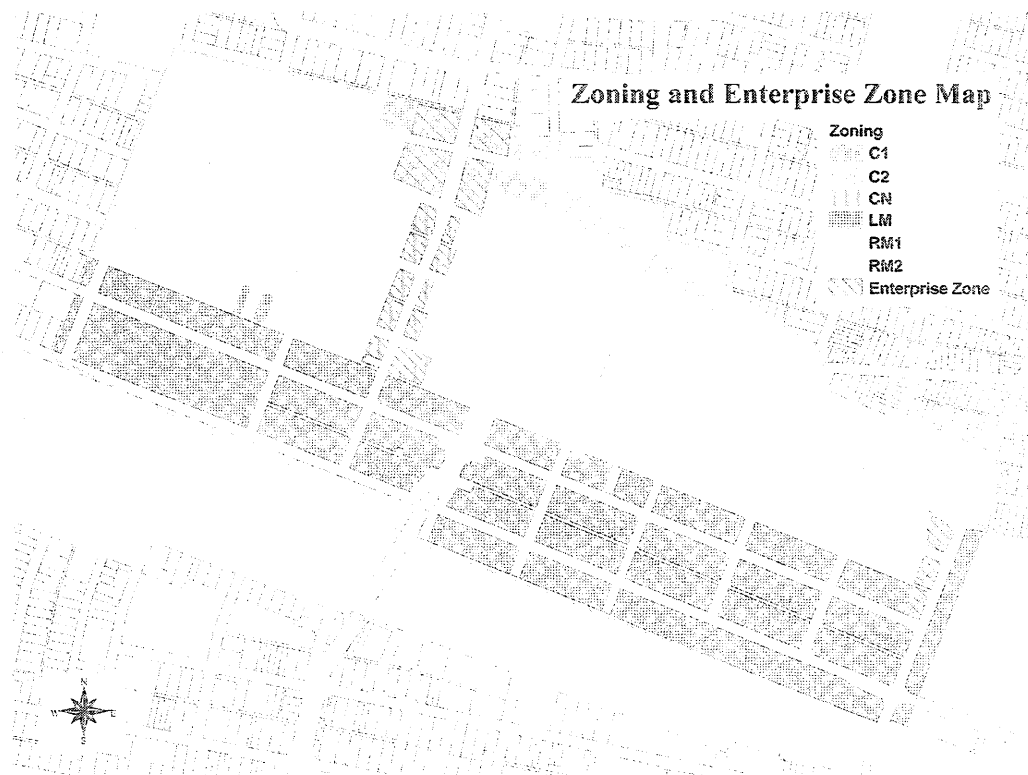
is intended primarily for light manufacturing, processing, storage, wholesaling and distribution, and also general service establishments. Regulations are intended to prevent friction between uses

within the district, and also to protect neighboring non-industrial districts. It is also intended to maintain and enhance the viability of existing light industrial areas (Zoning Ordinance, Sec. 36.1-248).

This zoning district is located between Shenandoah Avenue and the alley between Centre and Loudon Avenues and acts as a transition zone between the Norfolk Southern rail yard and the residentially-zoned area starting on Loudon Avenue. The transition between Light Manufacturing (LM) and Residential Multifamily (RM-2) needs to be improved by creating a green buffer between the two, shielding views of industrial operations from adjacent housing. Centre Avenue is a good example of an inappropriate mix of LM and RM-2.

The remaining zoning designations are Neighborhood Commercial District (CN), Office District (C-1), General Commercial District (C-2), Residential Multifamily, Low Density District (RM-1), and Residential Multifamily, High Density District (RM-3). The 11th Street corridor is primarily zoned for Neighborhood Commercial (NC) while Commercial Districts (C-1 and C-2) are located at the northern and eastern edges of the neighborhood along Moorman Road and 5th Street.

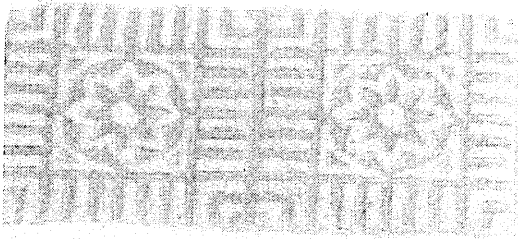
Additionally, much of the neighborhood, Commercial and Light Manufacturing (LM) districts are contained in an Enterprise Zone. An enterprise zone is an economically depressed urban area where the government encourages new business ventures by offering financial incentives. Much of the Gilmer Neighborhood has been designated as an Enterprise Zone by the City of Roanoke. This designation extends from 5th Street to 14th Street along Shenandoah and Centre Avenues. It also extends north along 11th Street from Centre Avenue to Moorman and also along 5th Street to the north.



Land Use Inventory

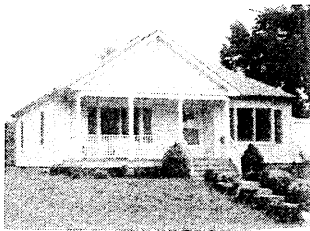
Hill Studio conducted an existing conditions inventory in the neighborhood during the summer of 2000 including a follow-up inventory in the Spring of 2002. The lot-by-lot inventory recorded the following aspects of each property:

- Current use of the lot or the building on the lot
- Condition of existing buildings
- Additional notes were made as to whether a structure had its original construction material intact or if the structure was infill among established neighborhood fabric.



Star Brick

These data were developed into the “Land Use and Vacant Land Map” (see Figure 1). The “Vacant Lot” sites may potentially be available for reuse or development by NNEO or other compatible developers. This map illustrates structural relationships in the neighborhood and is an important tool to show at a glance areas that may not be compatible with a desired type of development, such as a residential project next to sprawling warehouses.



Apartments



Single-Family Home



Multifamily Home

Housing

Housing in the Gilmer neighborhood includes apartments, single-family homes, and multifamily homes. The condition of the homes and apartments ranges from poor to good. It is very important that the architectural character throughout the neighborhood be maintained. This architecture should be applied when constructing new dwellings so as to maintain and strengthen the fabric of the community.

In some cases, newer housing does not correspond in style with surrounding two and three-story houses. This incompatible infill detracts from the historic quality and appearance of the neighborhood.



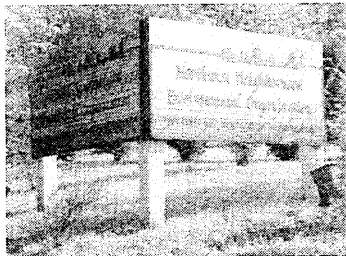
Incompatible infill on Loudon Ave.



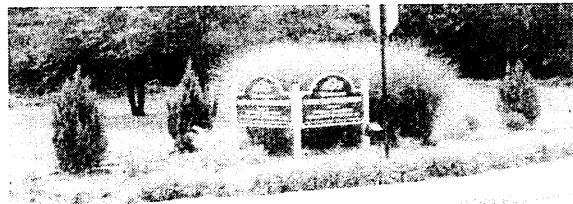
Incompatible infill on Gilmer Avenue

Neighborhood Gateways

Currently, the Gilmer neighborhood possesses two gateways: one on Loudon and 5th, and another on 10th and Loudon. These signs demarcate the entrances to the neighborhood.



Loudon Avenue and 10th Street

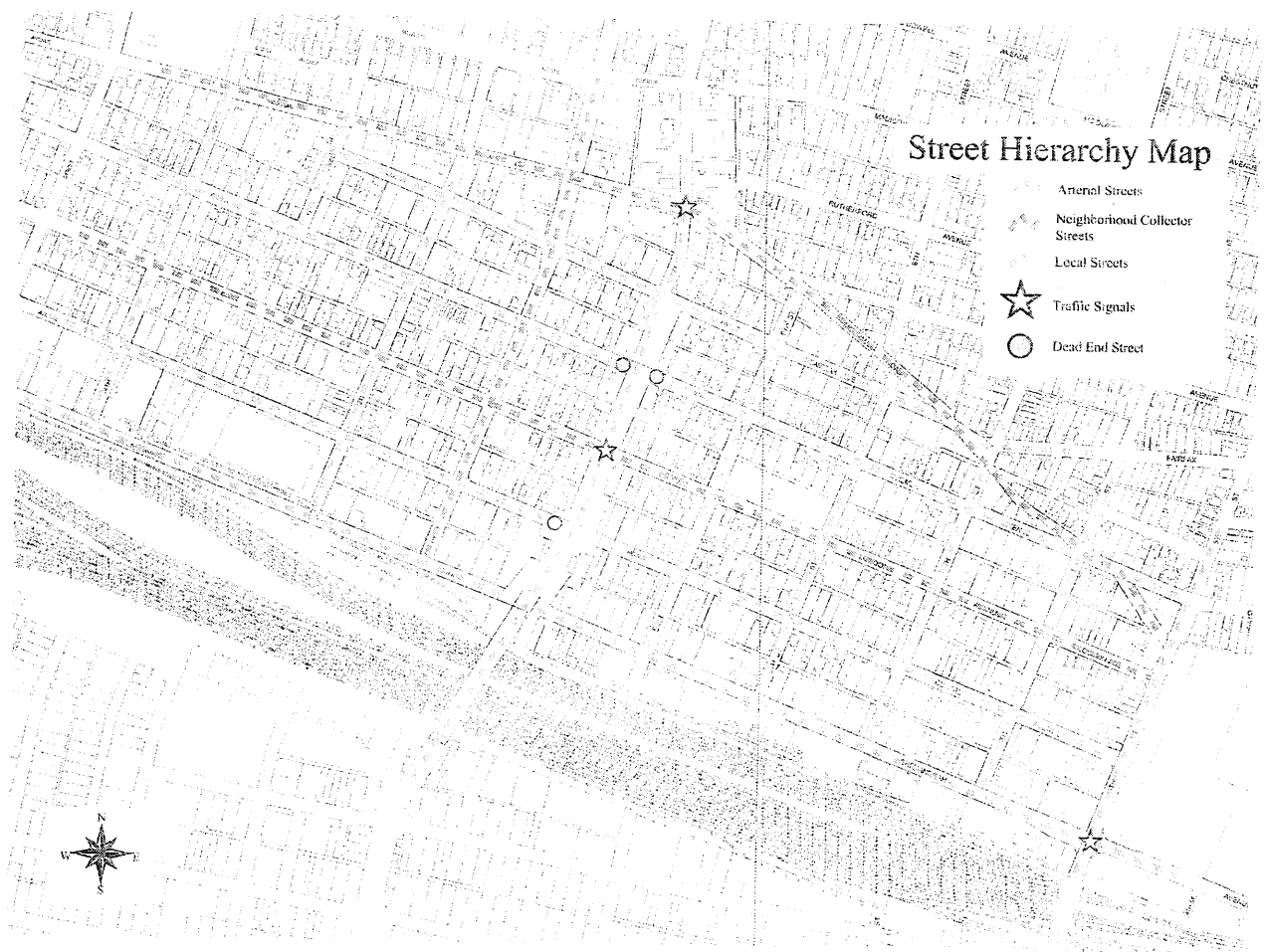


Loudon Avenue and 5th Street

Transportation Infrastructure

The Street Hierarchy map graphically represents the street used by through traffic and by neighborhood residents. Arterial streets are streets that pass through the neighborhood connecting adjacent neighborhoods or village centers. The main thoroughfares, or primary arteries, include 5th Street, 10th Street, and Shenandoah Avenue. Neighborhood collector streets are inter-neighborhood streets that connect points within the neighborhood. Neighborhood collector streets include Moorman Road, Loudon Avenue, and 11th Street. Neighborhood local streets consist of the following: Fairfax Avenue, Gilmer Avenue, Center Avenue, 6th Street, 7th Street, 8th Streets, 9th Street, 12th Street, 13th Street, and 14th Street. Dead ends exist where Centre Avenue and Gilmer Avenue meet 10th Street. Traffic signals are present at the following intersections: Shenandoah Avenue and 5th Street, Loudon Avenue and 10th Street, and Moorman Road and 10th Street.

All street lighting must be pedestrian in scale. Big box retail lighting is highly discouraged as are sodium based lights.

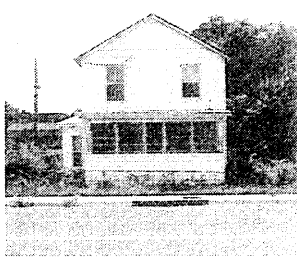


Appearance

Hill Studio conducted a windshield assessment that looked strictly at the exteriors of buildings. These condition designations were compiled into one map, "Building Conditions" (Figure 3) in order to identify buildings that would be candidates for rehabilitation. The assessment took into account visible deficiencies in the foundation (cracking or sagging), roof and wall covering. Normal maintenance such as the need for paint or roof material did not determine the condition if the structure appeared to be sound. Based on previous assessment terminology, buildings were rated as Good, Fair or Poor.



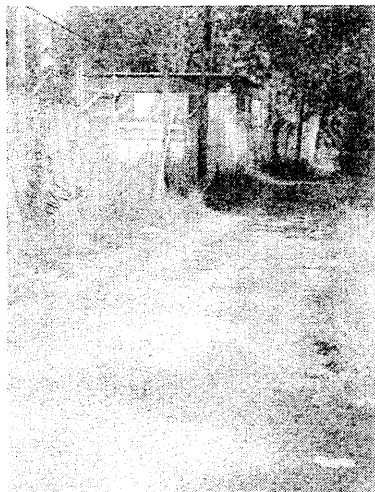
Poor



Fair



Good



Alley with trash

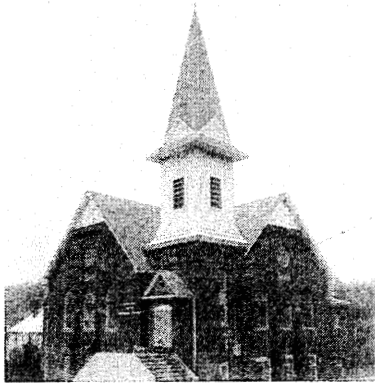
Safety

Vacant lots, lack of sufficient lighting, and untidy streets detract from the feeling of a safe neighborhood. There are many locations that, if cleaned and maintained, would contribute to the overall positive appearance and well-being of the neighborhood.



Vacant lot

Cultural Resources



St. Paul's United Methodist Church

It is important to identify cultural resources in order to clarify existing connections and plan for future links. Cultural resources abound within the neighborhood and include nine churches, the historic City Fire Station Number 5, Loudon Park, four community service organizations (including the NNEO office), the former Hunton Life Saving Crew building, and Saint John's Grand Masonic Lodge.



Fire Station #5

Other significant cultural resources in surrounding neighborhoods include the Harrison Museum of African-American Culture, (original) Burrell Memorial Hospital, Melrose Park, and Downtown Roanoke (see Cultural Resources map, Figure 4).

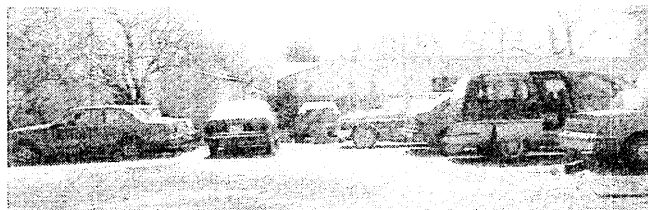
Commercial Centers

The neighborhood lacks a cohesive commercial center where the majority of business transactions are held. Instead, both service and retail establishments are spread throughout the neighborhood in a historical but deteriorating fabric. Both types of businesses would benefit from proximity to one another. There is a business district within the neighborhood but it is not consistent or complete in location and size. Residents would benefit as well, since they would be able to run all of their errands in a centralized location within the neighborhood and contribute to the feel of a village center.



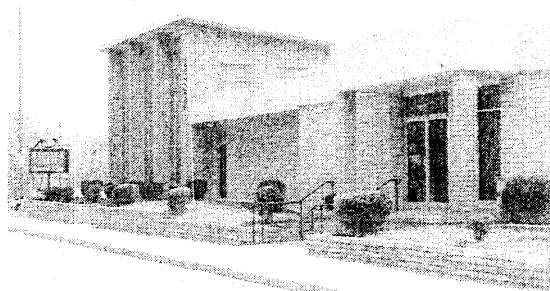
11th Street commercial buildings

Some commercial establishments disrupt the appearance of the neighborhood because of junkyard like conditions including outdoor storage of vehicles and lack of upkeep such as some of the local garages.



Garage

Community Centers



Hamlar & Curtis Funeral Home

Hamlar-Curtis Funeral Home was established on February 3, 1952, as a partnership between Lawrence H. Hamlar and Harry C. Curtis, Jr. Hamlar-Curtis has built a reputation on quality, professional service, and compassionate support. They have been a proud member of the Gilmer community since 1952.



The NNEO Building

The NNEO building is the only established community center in the neighborhood. Other community gathering places include churches and Loudon Park.

Neighborhood Environmental Organization Ownership

A key component in the generation of concept plans is understanding which vacant lots and buildings NNEO currently owns (see NNEO Ownership Map, Figure 5). Based on NNEO's records, there are approximately 102 lots within the neighborhood owned by NNEO. The lots are of varying sizes and appear throughout the neighborhood. The largest contiguous group of lots under NNEO ownership is on Centre Avenue between 9th and 10th Streets, and consists of 19 lots. This land is being used for McCray Court Senior Living Facility and Community Services Building. The next largest NNEO-owned cluster consists of 9 consecutive lots on Loudon Avenue between 10th and 11th Streets.

NNEO serves as a general partner to the Gilmer Housing Association Limited Partnership (GHALP) who owns Thornhill Place. GHALP is involved with the handling of tax credits obtained through the project. GHALP owns the properties but NNEO serves as the management of the properties.

The McCray Court Limited Partnership owns McCray Court with NNEO serving as a general partner and managing the McCray Court Senior Living Development.

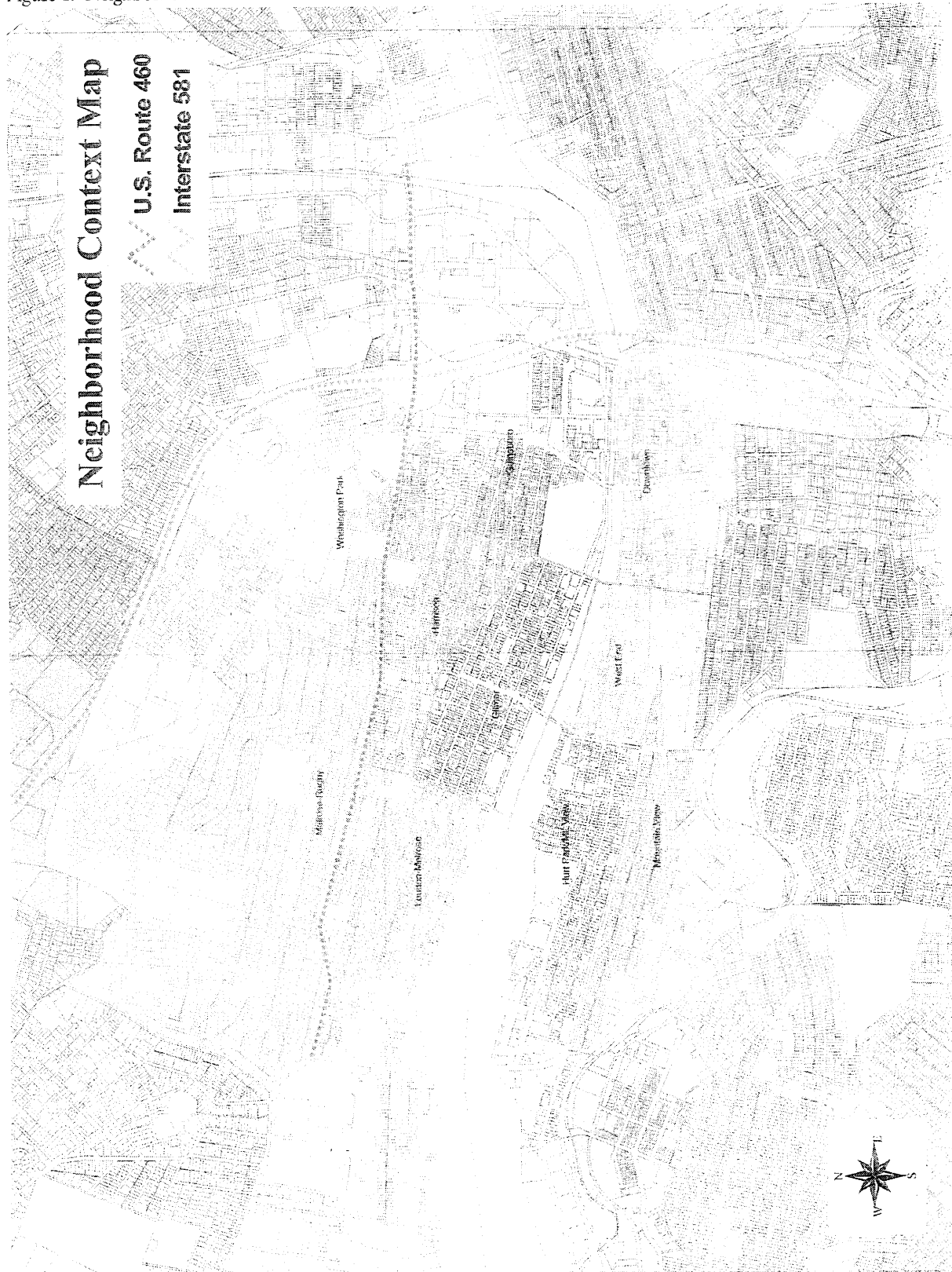
Open spaces



Loudon Park is the only public green space within the neighborhood.

Loudon Park

Figure 1: Neighborhood Context



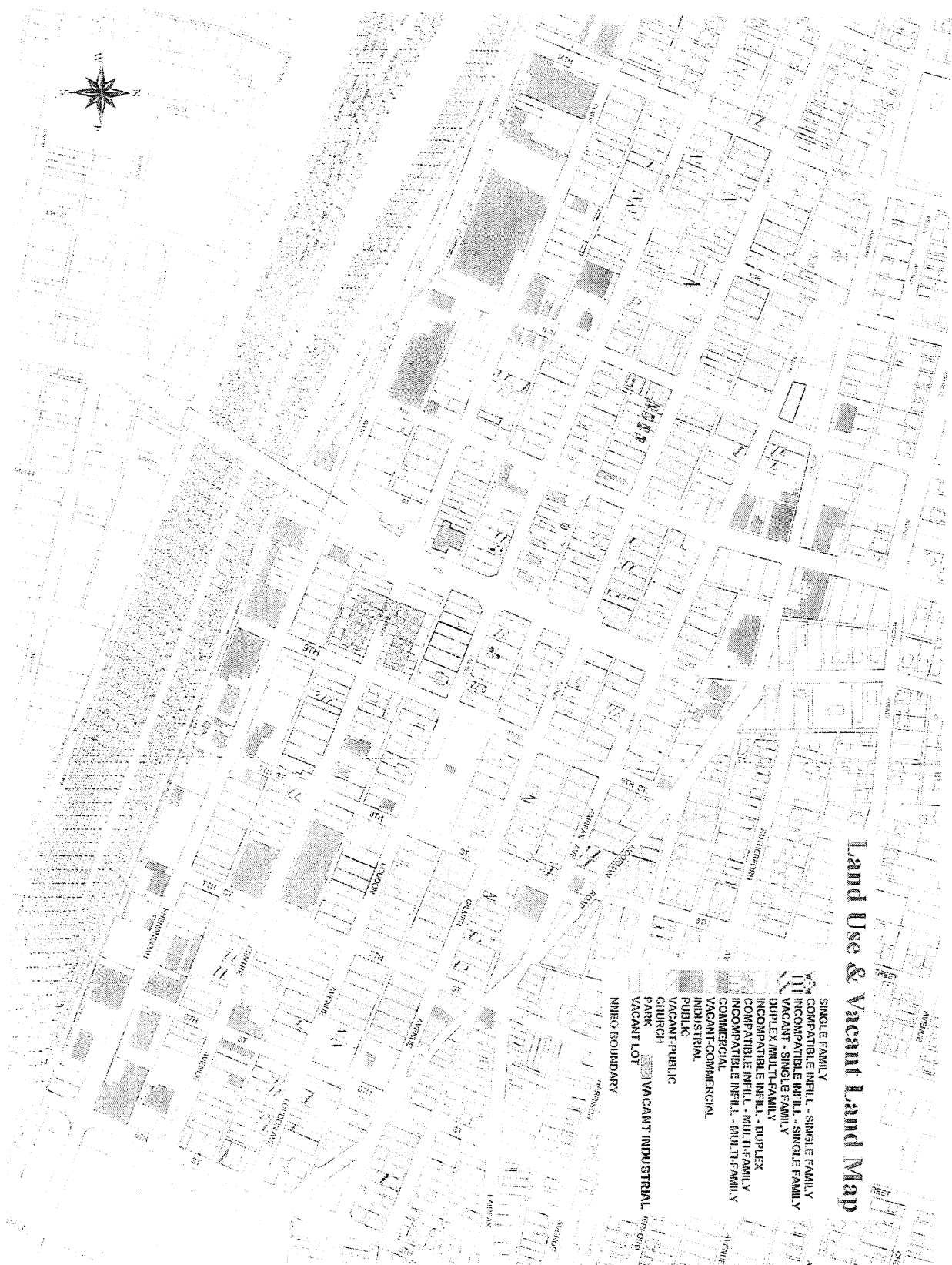


Figure 2: Land Use and Vacant Land

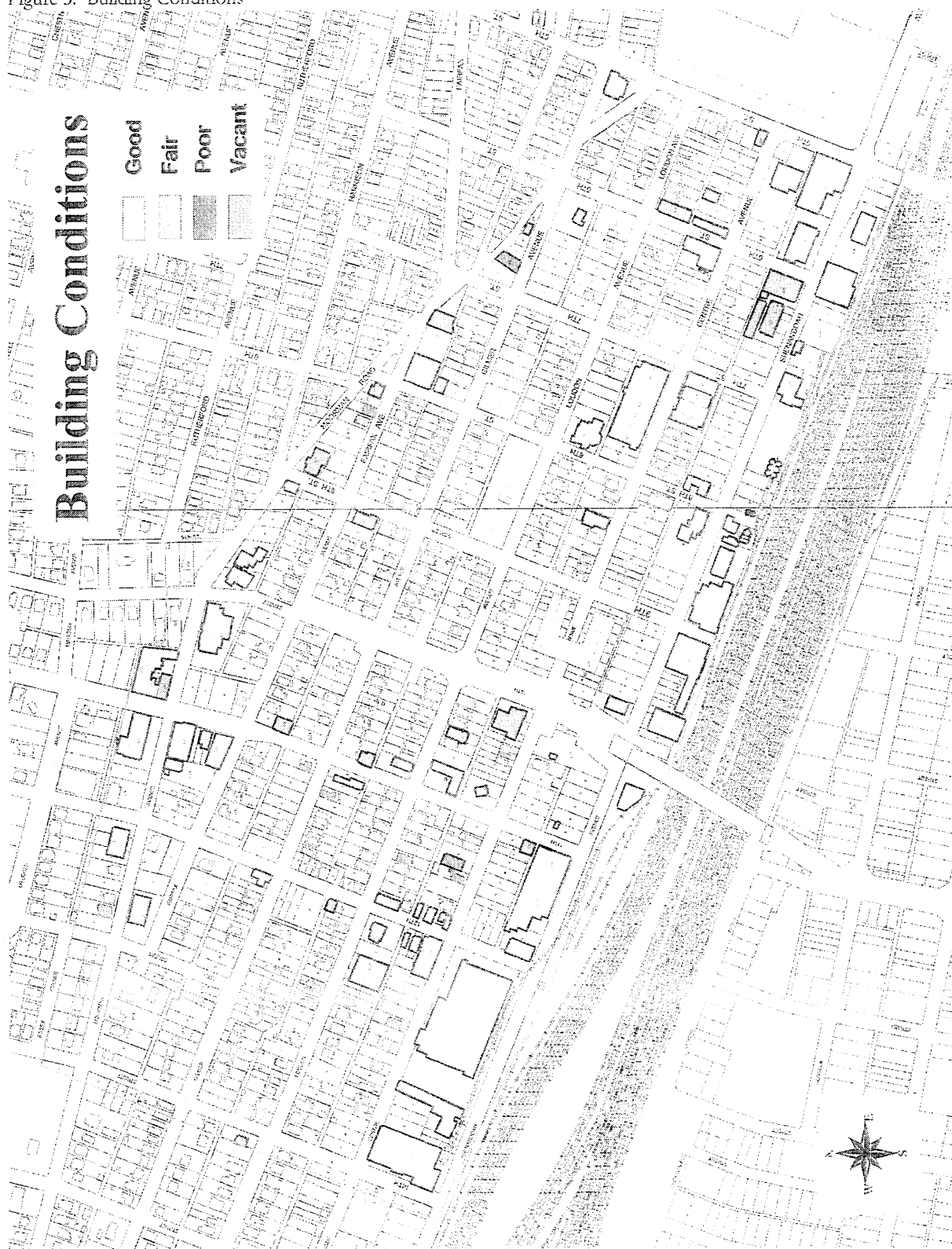
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Figure 4: Cultural Resources

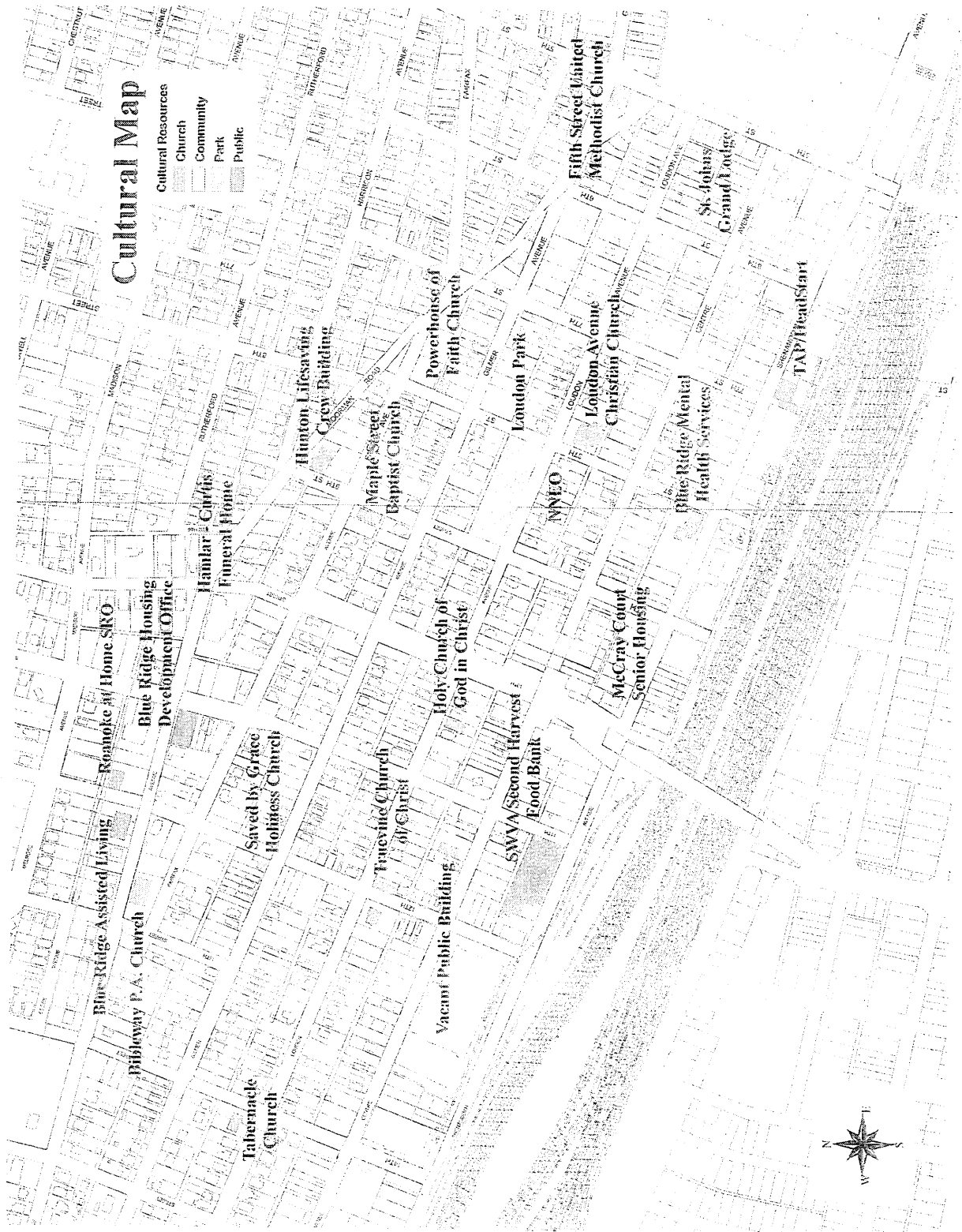
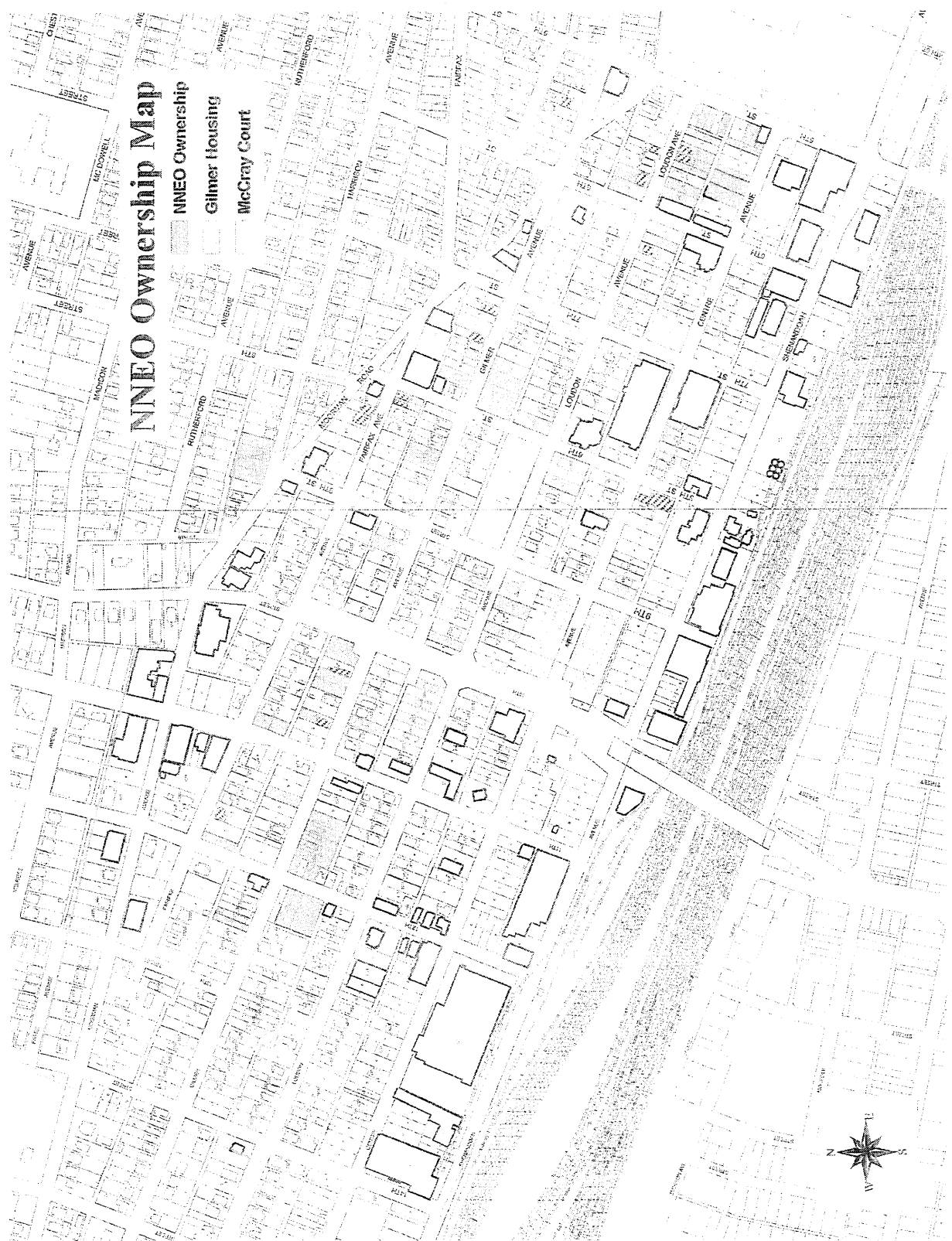


Figure 5: NNEO Ownership



Chapter 5: Summary of Survey Findings and Goals

The planning team developed a survey based on questions presented in "Choices: Alternatives for Housing in Old Northwest Roanoke." The team added some of their own questions to bring in specific areas of concern. Several questions addressed the mission statement of NNEO printed in the Introduction of this document. The NNEO survey was broken down into several categories:

- Neighborhood Character
- Housing
- Neighborhood Businesses
- Neighborhood Facilities
- Transportation and Infrastructure
- Safety

Each person who attended the public workshops was given a survey to fill out. Copies of the survey were available at the NNEO office and at the public presentations. Respondents had several weeks during the summer of 2000 to submit their surveys. Sixteen citizen responses and nine business responses were returned. The survey and the community responses are included in their entirety in Appendix A.

After the workshops, the design team met with City Planners to discuss three concept plans for the Gilmer neighborhood. The team discussed Gilmer being designated as a "Neighborhood Design District." This designation would allow NNEO to use 1993-1994 legislation to regulate new infill design. The City Planners were also interested in a City-Neighborhood partnership to address infrastructure needs during neighborhood construction.

Neighborhood Character



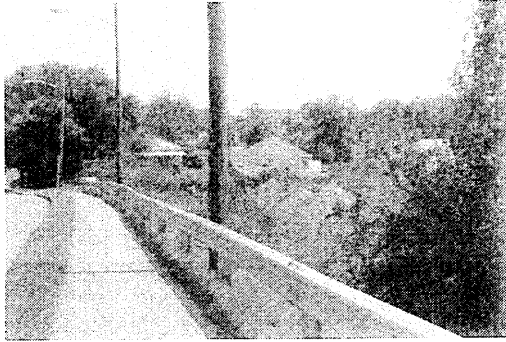
Gilmer Avenue Houses

Historically intact houses, street-facing porches, and unique building details are worth preserving.

- Goal: Establish design guidelines that will aid in preserving the neighborhood's architectural character.

The Gilmer neighborhood possesses a unique history and character.

- Goal: Preserve and strengthen the historic character of the neighborhood.



10th Street Bridge

Residents feel that additional landscaping would improve the character of the neighborhood.

- Goal: Find opportunities for neighborhood beautification. Landscape vacant lots, streets, and other public areas.

Housing

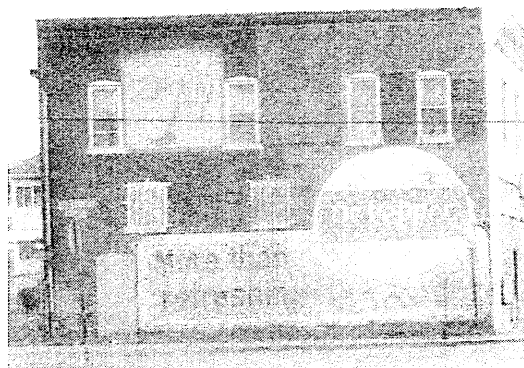


Thornhill Place

Residents feel there is not enough affordable housing.

- Goal: Make sure there is adequate affordable housing for all types of residents—families, the elderly, and individuals. Continue affordable housing rehabilitation.

Neighborhood Businesses



Old grocery store

The Gilmer neighborhood lacks many businesses and services that would make life more convenient for residents.

- Goal: Create a commercial core/center within the neighborhood.

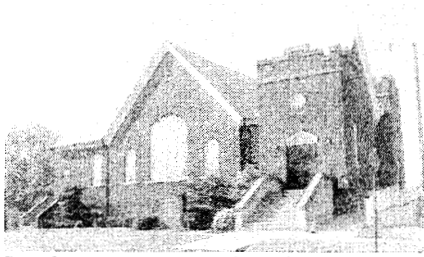
The neighborhood lacks grocery stores, and needs more small businesses.

- Goal: Make it easier for desired businesses to locate and establish themselves in the neighborhood.

Residents would like to see more jobs available in the neighborhood.

- Goal: Attract neighborhood-compatible businesses to create jobs.

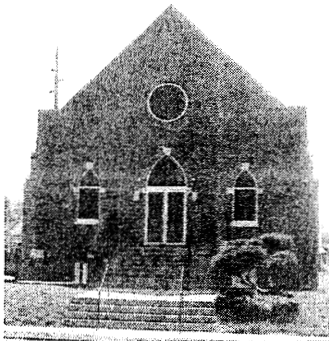
Neighborhood Facilities



Loudon Avenue Christian Church

The only enclosed community gathering places are local churches and the NNEO Community Center. There is a lack of facilities for kids and teens.

- Goal: Establish youth and community centers.



Maple Street Baptist Church

Churches are a prominent cultural resource.

- Goal: Continue to build relationships with cultural institutions, including churches.



Neighborhood-adjacent Melrose Park

The only greenspace in the neighborhood is Loudon Park. The community expressed the desire for more parks and gardens.

- Goal: Create more green space that can be used for community activities.



Site of future community garden

Transportation/Streets



Shaffers Crossing Rail Yard

Industrial uses can detract from the appearance of the neighborhood.

- Goal: Improve transitions between industrial and residential areas.



Vacant Lot

Numerous vacant lots are present along the streets of the Gilmer neighborhood.

- Goal: Find positive uses for vacant lots or build new housing that will be compatible with surrounding homes.

Safety



Centre Avenue at 10th Street

Residents don't always feel safe in the neighborhood.

- Goal: Increase feeling of safety with improved lighting and a cleaner neighborhood. Re-establish crime watch activities

These goals, along with the maps of existing conditions inventory, were used to generate preliminary designs that formed the basis of material presented at the public information workshops in the neighborhood during the summer of 2000.

Chapter 6: Final concept Plan

Three concepts were developed during the planning process as a response to resident comments and study of the neighborhood. These concepts were used to generate discussion of desired plan components. Each concept contributed desirable components to the final concept plan (Figure 6), which is intended to connect Gilmer to surrounding neighborhoods while, at the same time, maintaining a unique sense of place. The following paragraphs describe in greater detail the recommendations illustrated in the Final Concept Plan.

Recommendations for future land use changes also are discussed and are illustrated in Figure 7.

Neighborhood Character

In order to preserve the character of the neighborhood, it is important that historic structures be preserved and maintained. It is also desirable that infill housing correspond in style and appearance with surrounding houses. By following the design guidelines in Chapter 8, a coordinated complementary neighborhood appearance may be developed.

Housing

Multifamily housing developments are proposed in three locations within the neighborhood. The block between 6th and 7th Streets and Gilmer and Loudon Avenues provides a fitting location for housing development because of the large number of vacant lots. Another location for multifamily development is between 10th and 11th Streets, along the green space at Gilmer Avenue. Neighborhood-based agency buildings are an integral element in this development since it is in a central location relative to the neighborhood. The third development is proposed at the end of Fairfax Avenue where it intersects 13th Street.

A green space is the common element to each of these areas. The open spaces associated with these developments would be used and maintained by residents in the developments in a cooperative agreement that should foster a sense of belonging to a community and ownership among residents.

The McCray Court Senior Living facility is a significant addition to the neighborhood. In addition to accessible housing for elderly residents, the facility houses the TAP Headstart Kitchen as well as a new TAP Headstart Center. There are also provisions for related community services and their activities.



McCray Court from 10th Street



McCray Court from Centre Ave.

Figure 6: Final Concept Plan

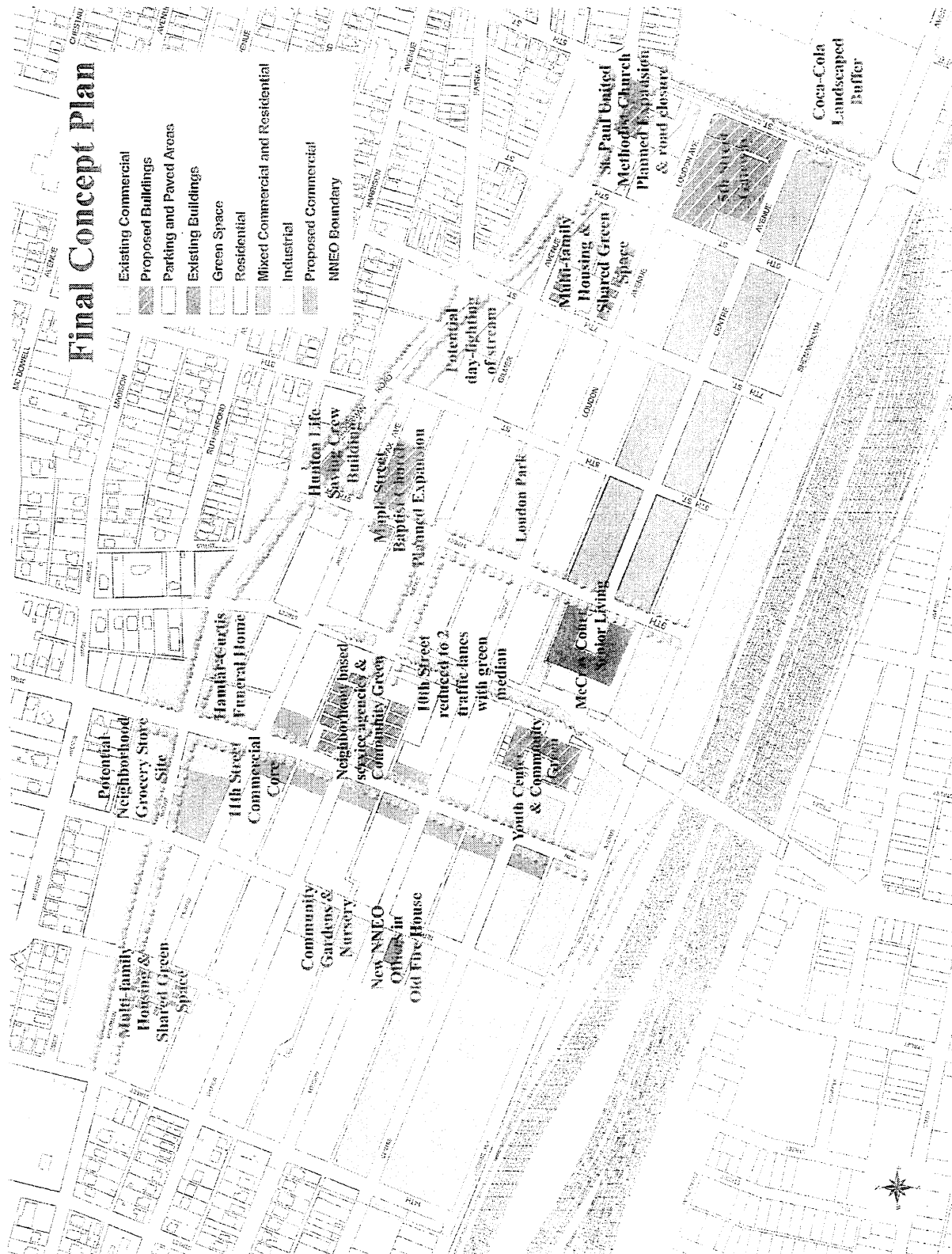


Figure 7: Future Land Use Map

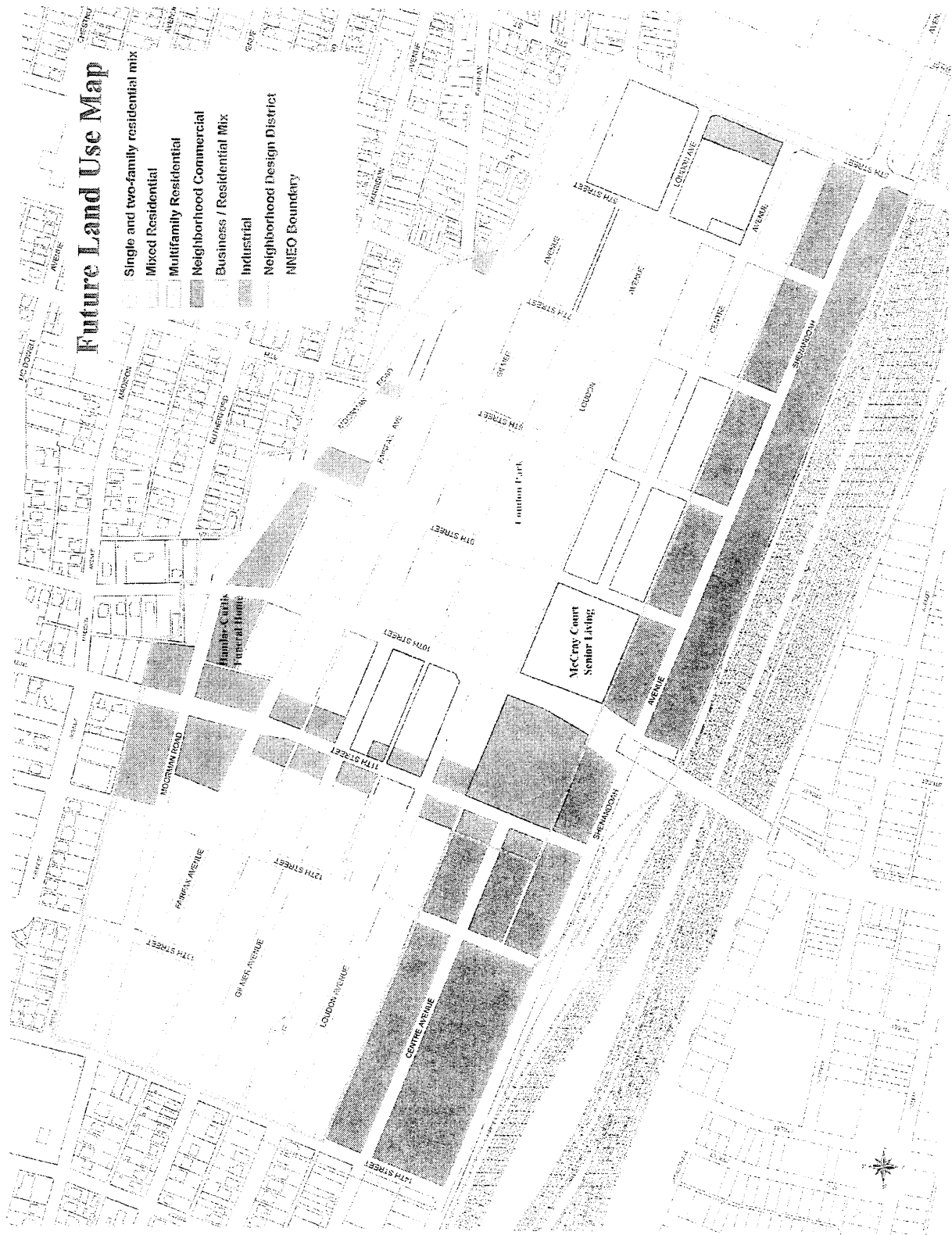


Figure 8: Existing Land Use Map





View from McCray Court looking east on Centre Avenue

Neighborhood Businesses

Currently, businesses are scattered, and mixed with residential structures in the neighborhood in a way that detracts from both. To encourage a better defined commercial area, Eleventh Street is designated as a commercial core of the neighborhood. This will attract income to the neighborhood and help reduce through traffic currently using 10th Street by making 11th Street a more appropriate corridor.

Changes in land use are also recommended to reduce conflicts between industrial and residential uses along Centre Avenue between 5th and 9th Street. Currently, there are scattered industrial, commercial, and residential uses that result in no real land use uniformity or direction for the future. To address this issue, the Final Concept Plan recommends a mixed commercial and residential "transition" area that encourages more light commercial uses rather than industrial uses.



View of 11th Street from Moorman Road

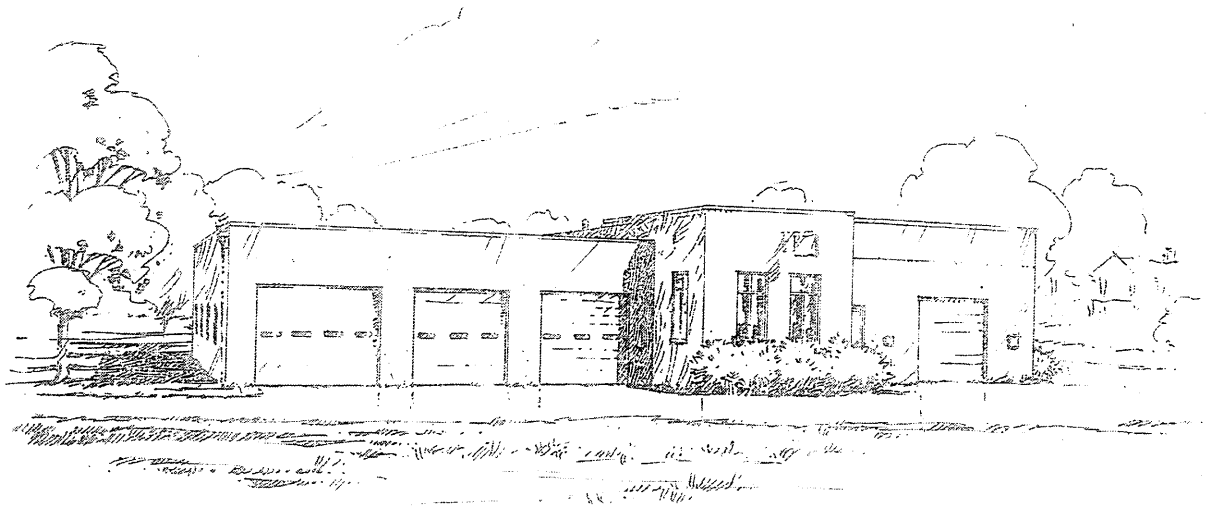
A change in land use from Residential and Industrial to Neighborhood Commercial is proposed along Gilmer and Centre Avenues between 10th and 11th Streets. This change will allow for additional uses that are compatible with the neighborhood scale and meet the desires of residents as expressed in the survey needs responses. These uses include office and medical facilities as well as other general services oriented businesses.

When making 11th Street a commercial neighborhood district, encourage a street tree of medium size at maturity, averaging 35 to 50 feet in 25 to 50 years. This size would complement street lighting and be tall enough to allow visual access to any store fronts and signage along the sidewalk. Buildings could consist of awnings covering entranceways and windows along the sidewalk. The overall continuity of visual features throughout this commercial district should remain similar in design.

Neighborhood Facilities

In order for the City to consolidate fire and rescue services, Fire Station Number 5 at 12th Street is slated to be closed as an active fire station. This presents an opportunity for the NNEO to make use of what will become a vacant building that is already non-residential. The fire station would make an interesting office for NNEO and would allow them to convert their existing offices back to housing for neighborhood residents. The location of the office near the community gardens and nursery would provide some measure of oversight for activities in the gardens. This office location would have the same access within the neighborhood as the current office as it is only four blocks further down Loudon Avenue.

The former Hunton Life Saving Crew building on Moorman Road is another unique element in the neighborhood because of the historic significance of the rescue squad that formed in the neighborhood. This history would be interpreted and celebrated through the renovation of the building. Since the Life Saving Crew building is at the edge of Gilmer, the space around the former squad building would be reprogrammed to be a green space that would add to the proposed gateway and accent connections with adjacent neighborhoods. There is also the potential to utilize the Hunton building as part of a historical Northwest Roanoke walking tour. The building will be adaptively reused for a community oriented purpose and may be eligible for tax credits.



Former Hulton Life Saving Crew Building Along Moorman Road

In response to public comments that there are not enough facilities and opportunities for youth in the neighborhood, a youth center is illustrated between 10th and 11th Streets on Centre Avenue. The youth center could be designed in a way to reflect the McCray Court Senior Living Center in order to visually join the two facilities. Programs that could be contained in the youth facility include after-school tutoring, career planning information, drug abuse and crime prevention information, and recreational activities including basketball courts and a swimming pool. Additionally, intergenerational opportunities exist with the proximity to the senior living center at McCray Court.

Another unique element in this plan is the inclusion of a community garden and plant nursery. This neighborhood feature is proposed to be located along 12th Street between Loudon and Gilmer Avenues. Gilmer residents will have the opportunity to lease garden plots on a yearly basis for a nominal fee. Details for organizing this endeavor need to be determined among those interested. Gardening education would fit well in this facility, informing youth of gardening techniques and providing plant education. A partnership with the Virginia Cooperative Extension Service or a 4-H Club chapter may prove effective for the neighborhood in this facility. This will also provide for landscaping activities, plant propagation, a tree nursery, and specialty food production.



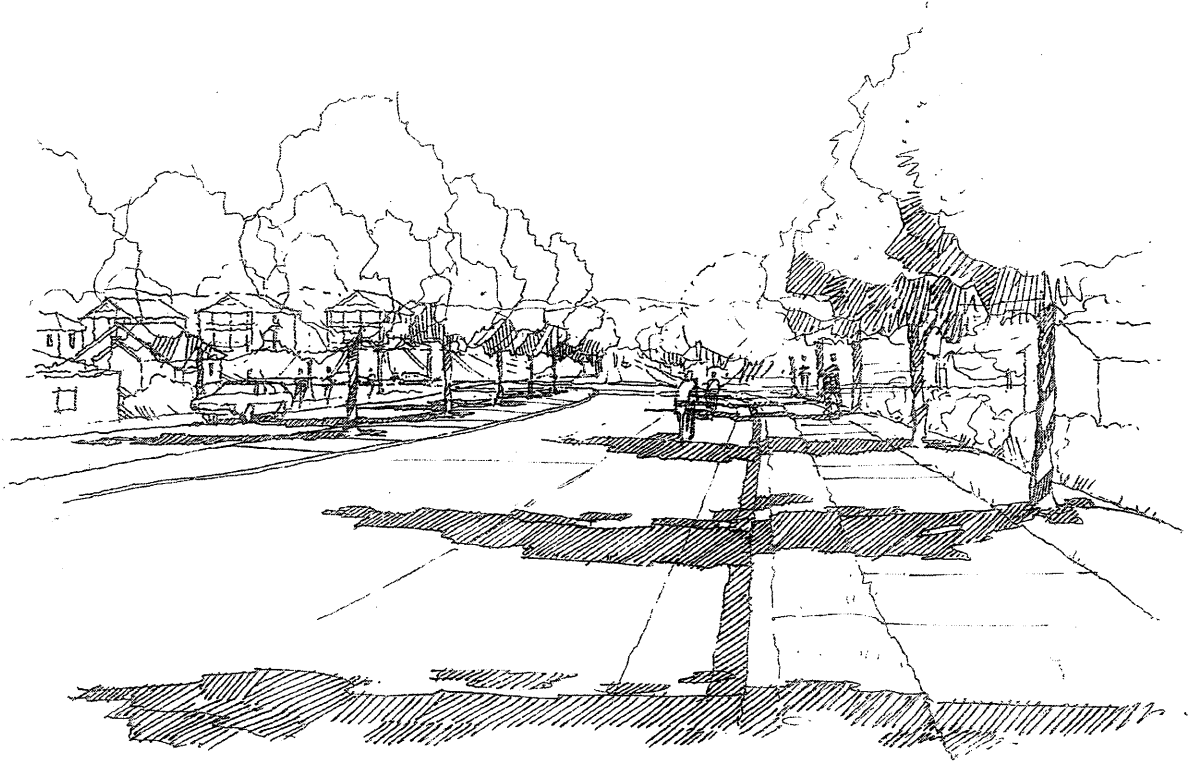
Community Garden Along 12th Street with Fire Station No. 5

Transportation and Infrastructure

The Final Concept Plan illustrates the planned expansions of the Maple Street Baptist and St. Paul United Methodist Churches. The St. Paul expansion proposes to close Moorman Road between 5th Street and Gilmer Avenue. This change would allow the church to use the land across the newly closed roadway in order to add onto the rear and side of the church, add a parking lot to the rear, and provide recreational green space for the church. This closing of Moorman clarifies traffic around the church, as it would be diverted from 5th to Gilmer. The primary expansion at Maple Street Baptist would be the addition of a new building on the south side of the 800 block of Fairfax, toward 8th Street. Both expansions would be beneficial to the neighborhood, as it will allow the churches to maintain a neighborhood presence while providing additional green space and utilizing vacant lots. These open spaces cannot be used for church parking. Churches within the neighborhood must encourage on-street parking. In addition, churches, being the conscience of the neighborhood, need to design and expand in compliance with set guidelines. It is recommended that any parking areas be sensitive to neighborhood street layout and design and incorporate landscaping improvement so as not to detract from the physical landscape of the area.

The greatest change to traffic flow is proposed at 10th Street between Shenandoah and Fairfax Avenues. Currently, this thoroughfare is four lanes wide with turning lanes at a light at Loudon Avenue. Traffic comes through the neighborhood in a steady flow, cutting the neighborhood in half because of this use. Tenth Street is proposed to be returned to two lanes with a wide median and turning lanes remaining at Loudon Avenue. The median would contain decorative trees such as crape myrtle. This change would bring 10th Street back to a neighborhood scale. Proposed changes to 11th Street would accommodate the shift of traffic from 10th to a more commercial distribution of traffic in an effort to reconnect the street grid within the neighborhood.

Proposed changes to 5th Street include creating a median starting at Loudon Avenue and extending toward Shenandoah Avenue. 5th Street will be reduced from 4 lanes to 2 lanes with one lane of parking on the southbound side of the street. This will provide parking for the proposed 5th Street commercial Gateway Complex.



Tenth Street Looking Toward Loudon Avenue

Key gateways would be developed at Moorman and 14th Street by Melrose Park and at 11th and Shenandoah Avenue. A gateway building, part of the proposed 5th Street Gateway project, will be located at 5th Street between Centre Avenue and Loudon Avenue. Special signage and plantings would signal arrival at the NNEO neighborhood. Key intersections, or nodes, in the neighborhood would be at 10th and Loudon where a traffic signal exists, at 8th and Moorman where the commercial zone transitions to the green gateway and at 11th and Gilmer where the community agencies facility is proposed. The addition of monuments that memorialize African-American achievements would be appropriate at these locations.

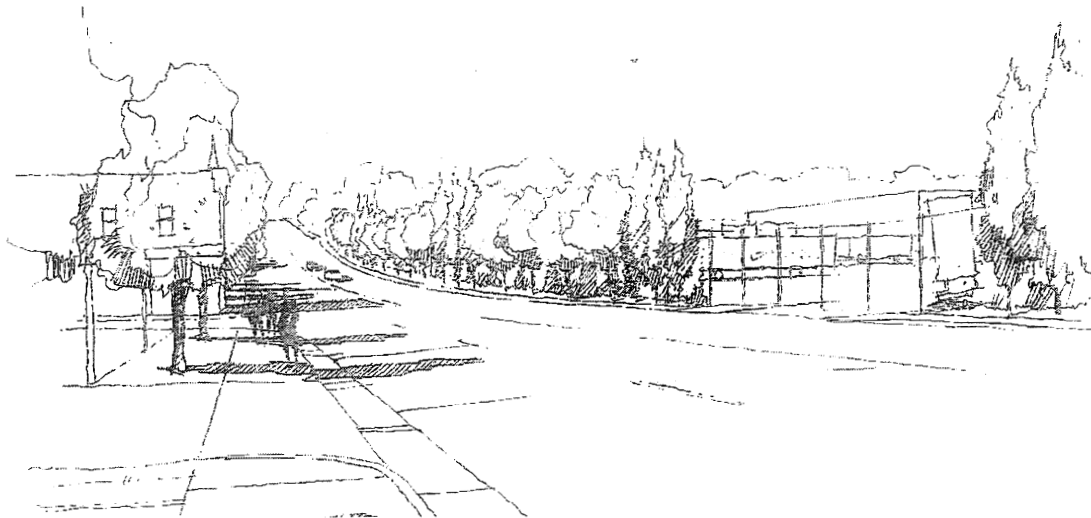


Gateway Building located at 5th Street and Loudon Avenue

Street trees are proposed to create parkways along 5th, 9th, 11th and 12th Streets as well as along Moorman Road to accent these thoroughfares. Acting as green connectors, these urban greenways would join Melrose Park with community greens that are interspersed throughout the neighborhood. These greens include the community garden space on 12th Street, and the greens at the youth center and neighborhood-based service facility on 11th. They also provide a connection to Loudon Park as well as to the green gateway along Moorman Road that incorporates a community green in a proposed multifamily housing development. (See Chapter 8, Landscape and Architectural Guidelines)

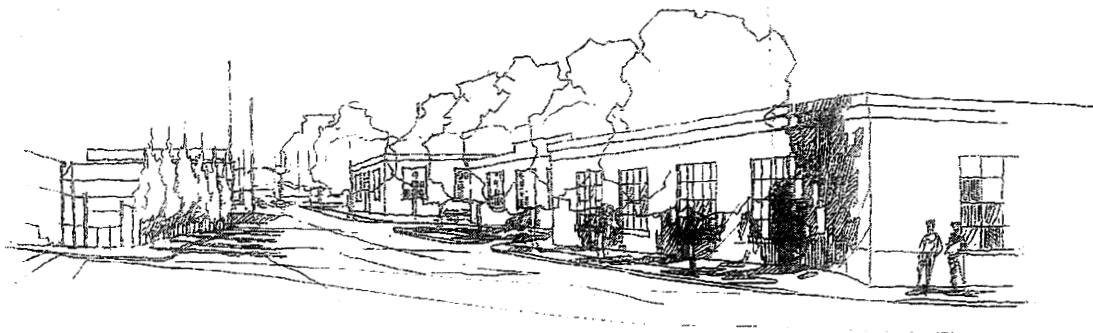
Fifth Street is a major artery along the East perimeter of the Gilmer neighborhood. There is a sharp contrast in this area between the residential neighborhood on the West side of 5th and the industrial Coca-Cola distribution operation on the East side of 5th Street. In order to minimize this disparity, a landscape buffer is necessary in the narrow strip of land on the Coca-Cola side of the street. An increase in the land available for planting would enhance the buffer's effect.

The design of this buffer is proposed to be of alternating columnar trees and decorative specimen trees, including dogwood and crape myrtle, set on a backdrop of climbing plants that may include native honeysuckle or trumpet vine to screen the chain-link fence. Planting alone will work for the growing season. But in winter the fence will look quite different. An architectural fence and column would improve the visual impact of this area in winter and summer periods. Using columnar trees that reach heights of 30 to 40 feet should work well along this commercial neighborhood district/road corridor.



Fifth Street at the Coca-Cola Plant

Shenandoah Avenue is the largest thoroughfare of the neighborhood. Since it is at the edge of the area, traffic bypasses the neighborhood. The area along Shenandoah is zoned for light manufacturing and the buildings generally reflect this in their large, utilitarian character. In an effort to tie this area in to the neighborhood better, streetscape improvements are proposed and a re-allocation of pavement width and traffic calming measures. These include improving the look of the existing and new buildings using attractive building materials as well as other suggestions discussed in the architectural guidelines of Chapter 8. The addition of street trees would soften this linear corridor and make it more pedestrian friendly. Where fences are necessary, these should be buffered with trees and shrubs to reduce the harsh lines of the fences in the overall streetscape.



Shenandoah Avenue at Fifth Street

Safety

To create a safer neighborhood, crime watch activity should be increased. Landscaping and increased lighting in vacant lots is also proposed. Cleaner streets and a coordinated neighborhood design will also enhance residents' feelings of safety and security.

Chapter 7: Land Development Policies and Actions

The future development goals of the neighborhood may be achieved through the following land development policies and actions. These policies and actions are consistent with the policies established in Vision 2001-2020 for housing and neighborhoods, economic development, environmental and cultural resources, and transportation.

Housing:

Policies:

- New single and multifamily housing developments will be encouraged in the neighborhood that will be architecturally compatible with the character of the neighborhood.
- Existing properties will be rehabilitated and adaptively reused in an architecturally compatible character.

Actions:

- Implement the Neighborhood Design District overlay zoning as shown on future Land use map.
Participants: NNEO, City
- Encourage developments consistent with adopted develop infill design standards for the neighborhood design district and consistent with the architectural guidelines included in Chapter 7 of the neighborhood plan and encourage developers to follow the guidelines.
Participants: NNEO, City, Property Owners, Businesses
- Identify new sites for housing development.
Participants: NNEO, City, Property Owners
- Amend zoning map to reflect appropriate or desired future land use.
Participants: NNEO, City

Environmental, Cultural, and Historic Resources:

Policies:

- Parks and open spaces will be located and designed to enhance the neighborhood's quality of life and create opportunities for public activities.
- Recreational and social opportunities for youth will be readily accessible in the neighborhood.
- Historic structures and properties will be recognized and adaptive reuse encouraged.

Actions:

- Create community garden, open spaces, and develop, maintain, and manage public spaces that enhance the neighborhood.
Participants: NNEO, City, Property Owners

- Promote local, state, and federal incentives to encourage rehabilitation of historic structures.
Participants: NNEO, City, Property Owners, Roanoke Regional Preservation Office
- Encourage rehabilitation and adaptive reuse of the Hunton Life Saving Crew Building.
Participants: NNEO, City, General Public
- Encourage adaptive reuse of the Fire Station.
Participants: NNEO, City

Economic Development:

Policies:

- Village centers will be established within the 11th Street and 5th Street corridors as an economic development strategy to strengthen the neighborhood and the City's economy.
- Underutilized industrial and business property will be redeveloped to compliment the future goals of the neighborhood.
- Where there is a mix of residential and business uses new development will be designed to enhance existing land uses.

Actions:

- Encourage commercial development and revitalization at designated locations on future land use map.
Participants: NNEO, City, Property Owners
- Amend zoning map in accordance with future land use map to encourage village center development.
Participants: NNEO, City

Infrastructure: Transportation, Technology, Utilities:

Policies:

- The neighborhood transportation system will be an integrated, multi-modal network of automobile, bicycle, pedestrian, and transit facilities.
- Streets and gateway entrances into the neighborhood will be improved to enhance the appearance of the neighborhood.
- Reduce visual impact of above ground utilities by locating utilities underground, where feasible.
- New streets will include sidewalks, lighting, and trees.
- Maintain connectivity of Gilmer neighborhood across 10th Street.

Actions:

- Develop landscaped boulevards on the major transportation corridors adjacent to and through the neighborhood.
Participants: NNEO, City
- Support existing transit services within the neighborhood and provide bus shelters

- Participants: NNEO, City, Greater Roanoke Transit Company
- Incorporate regional greenways network into the neighborhood.
Participants: NNEO, City, Roanoke Valley Greenways Commission
 - Identify neighborhood gateways to be enhanced with landscaping and signage.
Participants: NNEO, Property Owners, Businesses, Valley Beautiful
 - Redesign streets within the neighborhood to enforce target operating speeds.
Participants: NNEO, City of Roanoke
 - Incorporate speed management functions within the physical character of streets especially on main arteries.
Participants: NNEO, City of Roanoke

Chapter 8: Landscape and architectural Guidelines

Landscape guidelines are intended to create unity between lots and along streets, providing a coherent appeal to the neighborhood.

These guidelines are to help in the planning, design, and selection of street trees for NNEO and the vision to promote a greener and healthier environment among urban areas. The guidelines outline six areas of implementation: street trees for both primary and secondary streets, park and open space trees, commercial parking area trees, commercial screening trees, and residential plantings. Each area has its own characteristics that work independently, and yet still work within the connective fabric of the city as a whole.

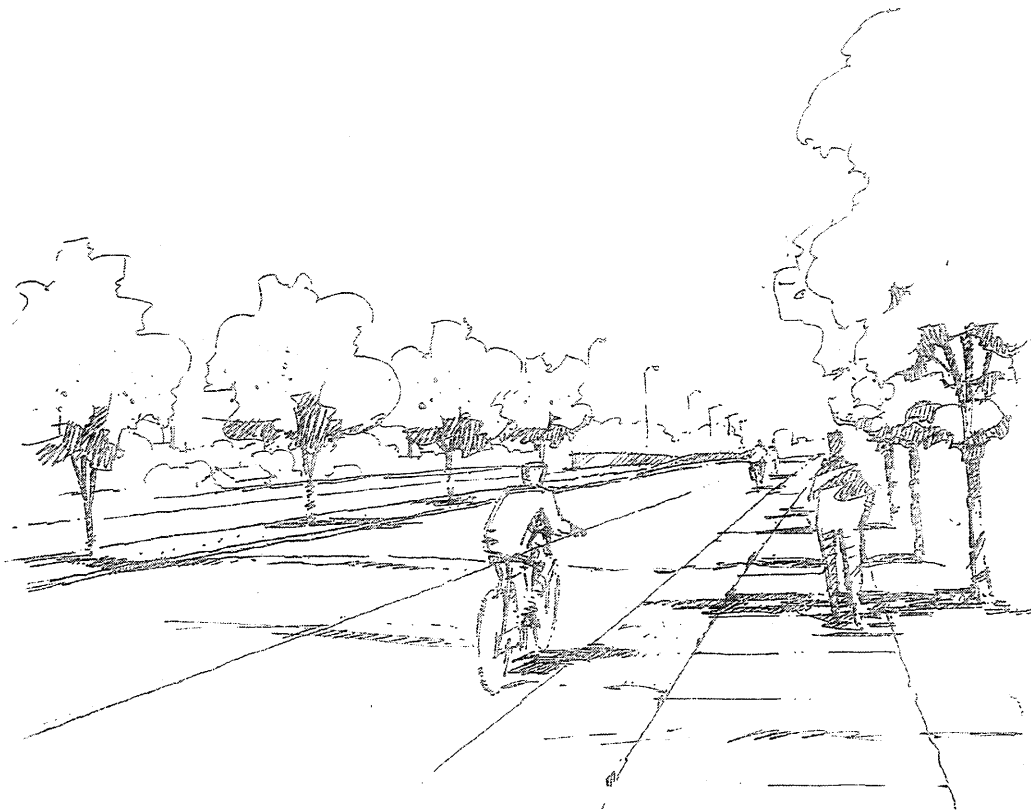
A tree species palette follows in Appendix E noting form, maintenance, and spacing for specific species. Note that before identifying the final selection of trees for a given location, species availability must be addressed. Additionally, microclimatic conditions, including sun, shade and wind must be evaluated, as well as potential security concerns in the placement and selection of landscape elements.

Landscape Guidelines

Public Landscapes: Primary and Secondary Streets

Public landscapes are those found in public rights-of-way, such as along streets. In commercial districts, trees should be located next to streets and maintain adequate sight and equipment clearance along the street right-of-way. In general, large, upright shade trees along residential neighborhood streets create a visual corridor and provide a sense of symmetry and unity. Along both primary and secondary streets, the trees will provide shade as they mature which will help to increase shading of paved areas and provide a more pleasant environment for pedestrians, vehicles, and buildings. Trees located in medians should provide a canopy. All tree planting plans must be in accordance with the City of Roanoke Urban Forestry Plan.

Primary streets are streets that have a lot of large truck traffic, including commercial areas. Plantings along these streets will help to establish rhythm and provide a softening effect in heavily built-up areas. Secondary streets in this application are streets that are less heavily traveled and have a minimum of commercial truck traffic; these will primarily be residential streets. Again, trees along these streets will provide rhythm as well as provide shade for both the street and sidewalk areas. The trees in off-street parking areas are necessary to provide ample shading, reducing temperatures on hot days not only within vehicles, but temperatures city wide that contribute to an urban heat bubble. Commercial screening buffers the impact of commercial buildings in areas adjacent to residential areas. Trees and other plantings in open spaces and residential areas will mainly provide shade and seasonal interest.



Boulevard Trees looking south on 10th Street

The following recommendations will help achieve goals for improving and coordinating the appearance of the neighborhood streets.

- In commercial areas reduce the visual impact of overhead utilities by burying lots utilities or locating them to the rear of the lots to make the skyline more attractive.
- Fifth and 11th Streets should be planted with small to medium maturing size street trees. These streets require more truck clearance with regard to the canopy. Overhead power lines require planting trees that do not grow to excessive heights to avoid future pruning maintenance.
- In residential neighborhoods along 9th and 12th Streets, the street trees may be of medium size and planted in a two-foot wide (minimum) grass strip between sidewalk and roadway. If possible, the residential lots along these corridors should plant the street trees three to five feet from the public sidewalk in the yard. This would allow more room for the tree roots, and a larger, more mature tree could be planted.

Public Landscapes: Parks and Open Spaces

Natural features, such as streams and rock outcrops, pose challenges to land development but provide opportunities for parks and nature. Urban wildlife, songbirds, and insects provide neighborhoods with a connection to the natural world. With some work and care, these natural areas can become learning grounds for citizens, young and old. Restoration of these areas may be required to get rid of invasive weed trees and replace them with native plants.

The northwest corner of 5th Street and Loudon Avenue is a good example. A creek bisects the land parcels and the site is unsuitable for development and construction. The land contains several rock outcrops and trees creating an ideal green space within the neighborhood. This green space could be used a number of ways: as a park, as a landscaped gateway to the Gilmer Neighborhood, or as a neighborhood garden.

Private Landscapes: Commercial Parking Areas and Commercial Screening

Off-street parking areas should include trees planted to provide a mature tree canopy that shades 50% of the parking area. Shade in lots can be provided with trees around the edge, in islands within the lot, and within diamond planters in the lot. A good tree is one with strong branch configuration, good canopy width, and minimal tree debris (i.e. seed pods, fruit, etc.). Recommendations include: Amur Maple, Japanese Zelkova, Chinese Elm, Turkish Filbert and Red Horse Chestnut.

Commercial uses are special landscape challenges because there is often limited space in which to present a landscape design. However, there are issues when commercial property abuts residential uses. These issues can be minimized using the techniques described below.

Refer to City ordinances for screening and fences. Consider use of the historic district architectural guidelines for the H-1 and H-2 historic districts of the City. These resources clearly lay out appropriate and considerate fence and screening approaches.

Move waste management and storage containers to alleys at rear of lots.

Retain open and functional alleys for garbage collection. In some case alleys will need to be extended to allow for off street garbage collection.

Screen storage spaces and junk vehicle lots with attractive landscape elements that blend with the neighborhood. Consider low hedges that provide visibility but break up the first view of the site.

Consider parking lot and screening guidelines as described by the City ordinance.

Perimeter plantings shall be in a bed measuring a minimum of 10' wide along adjacent roadway frontages. One five-gallon shrub with a mature height of four feet shall be planted for every 100 square feet of the planting bed area. One tree shall be planted every 500 square feet of the planting bed area.

Parking lots shall be planted with trees. A minimum of one tree for every ten parking spaces shall be planted. Preferably, trees shall be planted between 30' and 40' on-center.

Private Landscapes: Residential

Since NNEO is a historic neighborhood, it is desirable to emphasize plants that would have been planted at the time of its construction. This would include plants from "your grandma's yard" such as hydrangea and lilac, or fragrant and showy plants.

Some considerations for appropriate residential yards may include garden areas that are distinct from grass areas. These garden areas may include foundation plantings around house edges, entrance walks with shrub borders, hedges in lieu of fences, or perennial gardens in front of shrubs. Groundcovers are appropriate to define a garden border. Other higher maintenance gardens, such as vegetable gardens or a butterfly garden, might be better suited in a backyard or common garden lot.

Yards that have limited space because of lot size or overhead utility lines should only plant small trees or trees that will not crowd the house or a neighbor's home.

Plant Palette

The plant palette (Appendix E) is meant as a general guideline for the entire neighborhood. It consists predominantly of plants native to the region. The plants listed provide a base that can be supplemented; individual site variations will affect selection. A landscape architect, horticulturist or city forester should be consulted regarding detailed site considerations. Please note that while many of the plants and trees in all of the categories are suitable for the parks and open spaces, the specimens noted in particular for the open space areas will most likely not work in other situations because of cultural or size considerations. Bradford pears should not be considered because of their susceptibility to storm and wind damage and their over planting in the Roanoke area.

Architectural Guidelines

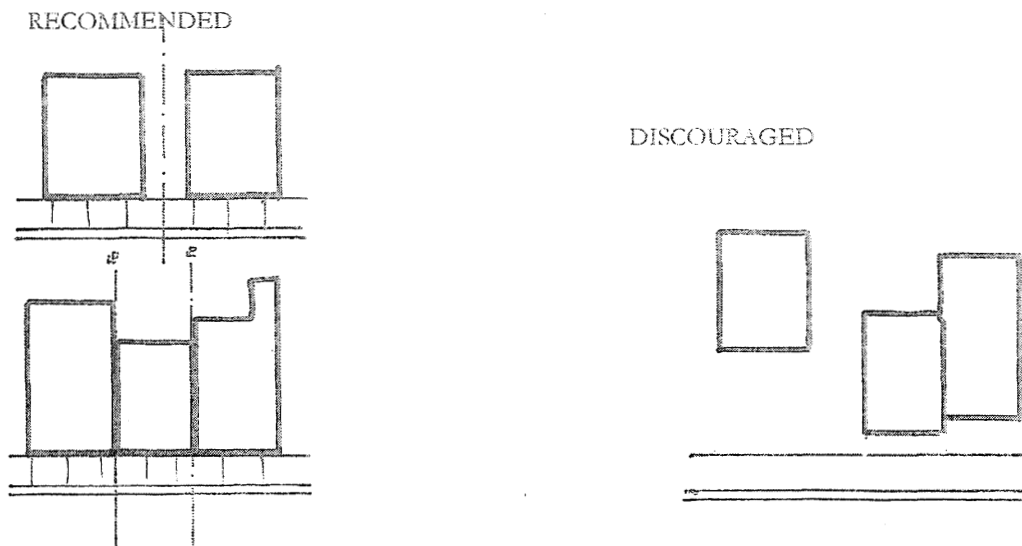
The Gilmer neighborhood exhibits distinct historic architectural elements that help define its period of development. It is important that further development or renovation maintain the quality and style of the existing resources. The intent of the guidelines presented in this plan is to provide assistance and education about ways in which investment can visually enhance the neighborhood. These guidelines can assist owners and developers by providing design suggestions that are sensitive to the fabric of the neighborhood. All work should meet City of Roanoke zoning and building codes.

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings” is a very helpful document for use in rehabilitation projects. This document provides sound and approved rehabilitation advice. The document is available from the U.S. Department of the Interior under the National Park Service.

Commercial / Industrial Guidelines

Setbacks, Siting and Heights

In districts zoned for commercial and industrial use, front building setbacks are generally established adjacent to the sidewalks to provide the building with a street presence that encourages interaction with pedestrians. With a deep setback, the building becomes secondary to a parking lot or other feature that fills the space between the sidewalk and the building. These areas are often void of detail and attraction. Pedestrians are forced to contend with cars as the vehicles pull in and out of the front parking lot and the cars themselves create a hazard entering city streets from the lot. All commercial and industrial development must meet the zoning requirements mandated by the City.



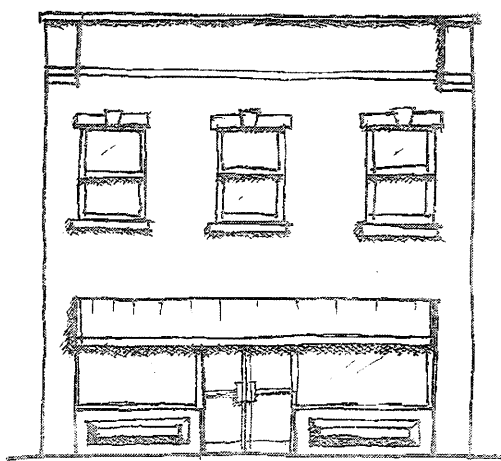
Architectural Setbacks

In order to maintain the historic appearance of the streetscape, the minimal front yard setback should be maintained. Sidewalks will abut the front façade—in no case should parking be permitted at the front. It is critical to relate the building to the street. This is accomplished by maintaining the same setback as adjacent structures. If there are not enough structures surrounding the site, front the building as close as possible on existing streets. The exception would be when the structure is located on a major traffic artery (such as Shenandoah Avenue) where additional minimum front setback would be more conducive to the business operation. Where there is a front yard on existing buildings (beyond the sidewalk), the yard must be appropriately landscaped.

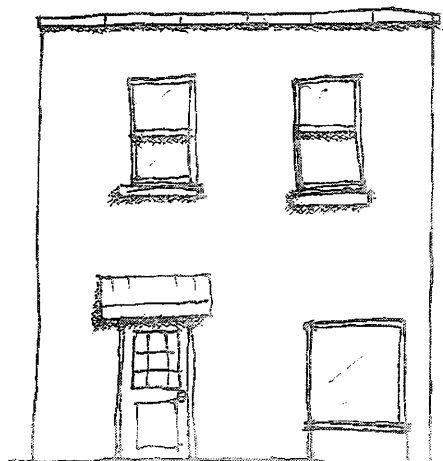


Landscaped Front Yard

As the building relates to vehicular and pedestrian traffic, a recognized building entry should be present to the front; storefronts should be recognized as fronts.

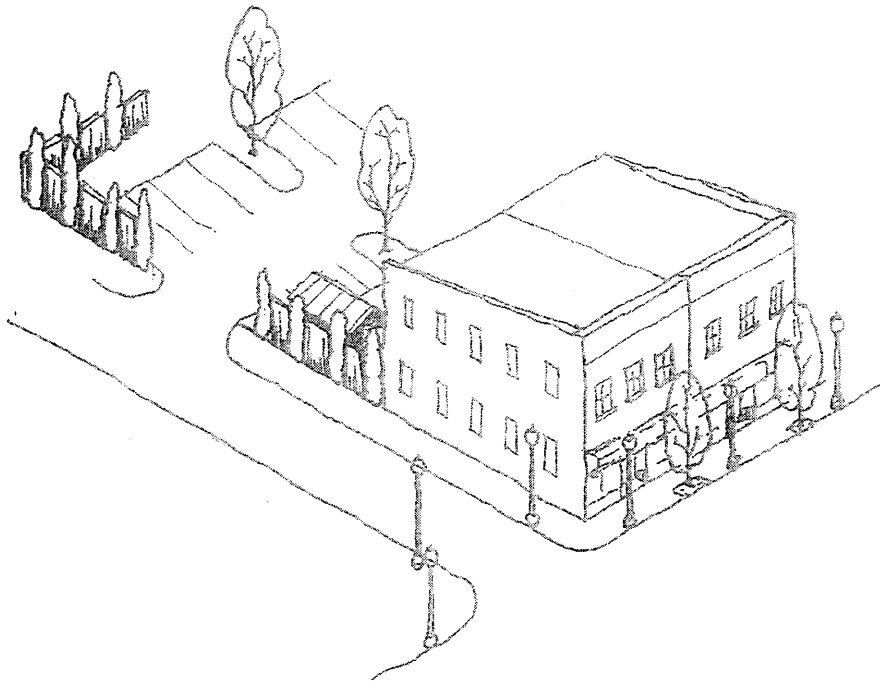


RECOMMENDED
Correct Storefront Application



DISCOURAGED

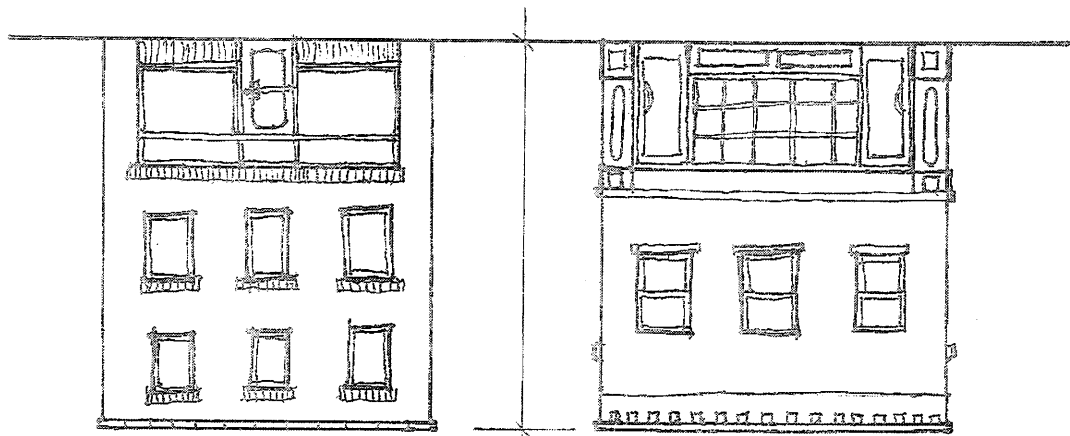
Service entrances should be located at the rear of buildings, or on the side if they are related to side-street trade. On corner lots, service entrances should be located at the rear. Utilities and trash facilities should be located at the alley.



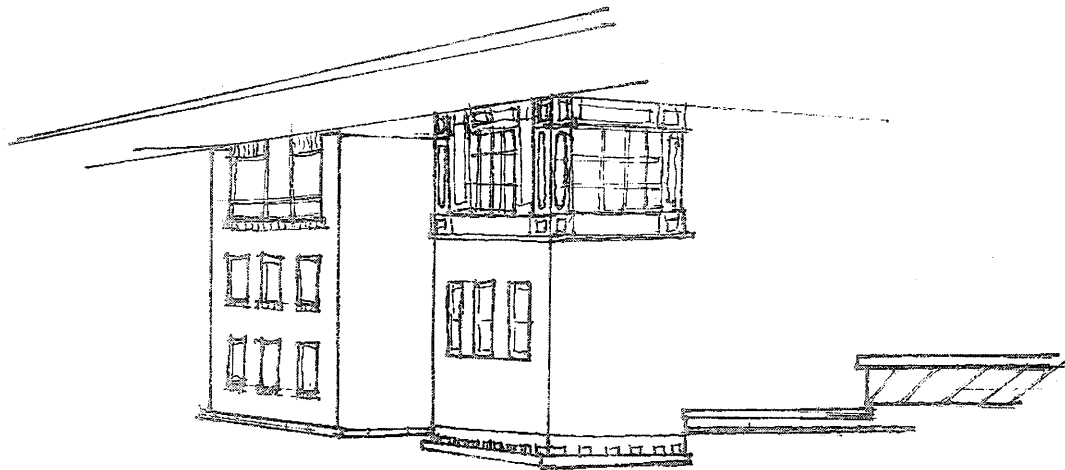
Corner Lot with Rear or Side Yard Access

In general, the building height should not exceed three stories. Building height is measured from existing grade to the top of the parapet or roofline. A building's height is most important on facades that face streets, or on sides that are visible from the street. Rear or concealed side building elevations are less critical.

New buildings should be similar in height to adjacent buildings, where practical. Where new construction will not allow compatibility with existing heights, effort should be made to relate building height to existing buildings. For example, taller front/side parapets can be used to match or reflect the adjacent heights, screening lower rooflines behind.



Building Height Similarity

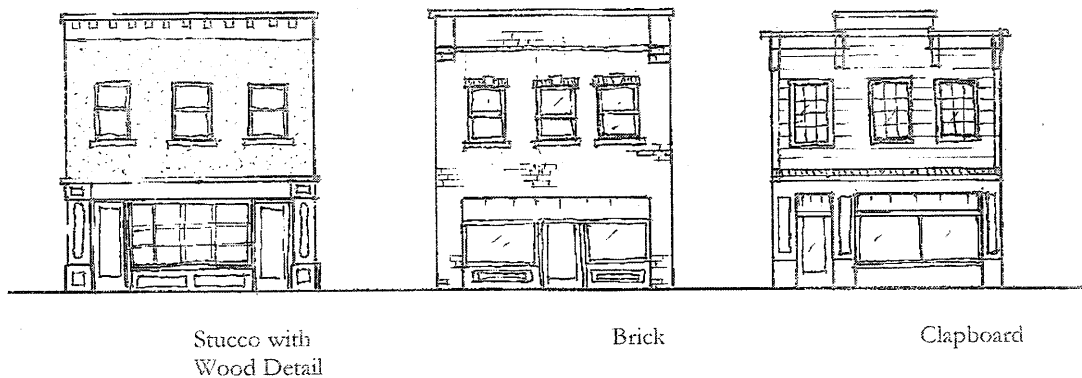


Building Height Similarity

Materials

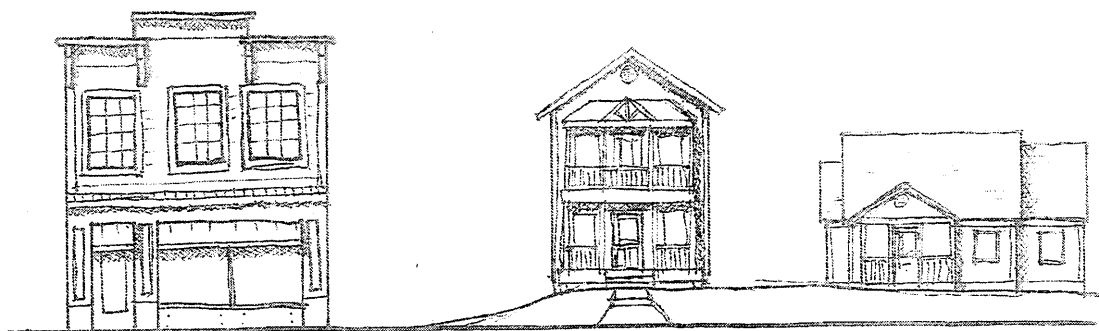
The traditional building materials used in commercial and industrial buildings in Roanoke are brick or stucco application. Materials used in new construction should be similar to that of surrounding buildings and would therefore most likely be brick or stucco. Detailing should be similar to or relate to that of adjacent structures. Recognize that some materials, even if present in surrounding buildings, are not desirable. These include metal building facades, T1-11 (plywood), exposed concrete block, faux stone, vinyl, plywood, extensive glass, and some stucco veneer applications. Though relatively expensive, brick veneer offers a maintenance-free surface while providing compatibility with most commercial facades.

The use of stucco veneer may be deemed appropriate when it incorporates building details commonly associated with commercial buildings in the area, such as cornice trim, decorative parapets, etc. Recognize that when the stucco veneer is applied to a cellular foam substrate, it is subject to puncture damage by vehicles, pedestrians and vandals. This factor should be considered when the material is proposed for street level use. Second or third level applications may be best.



Acceptable Façade Materials

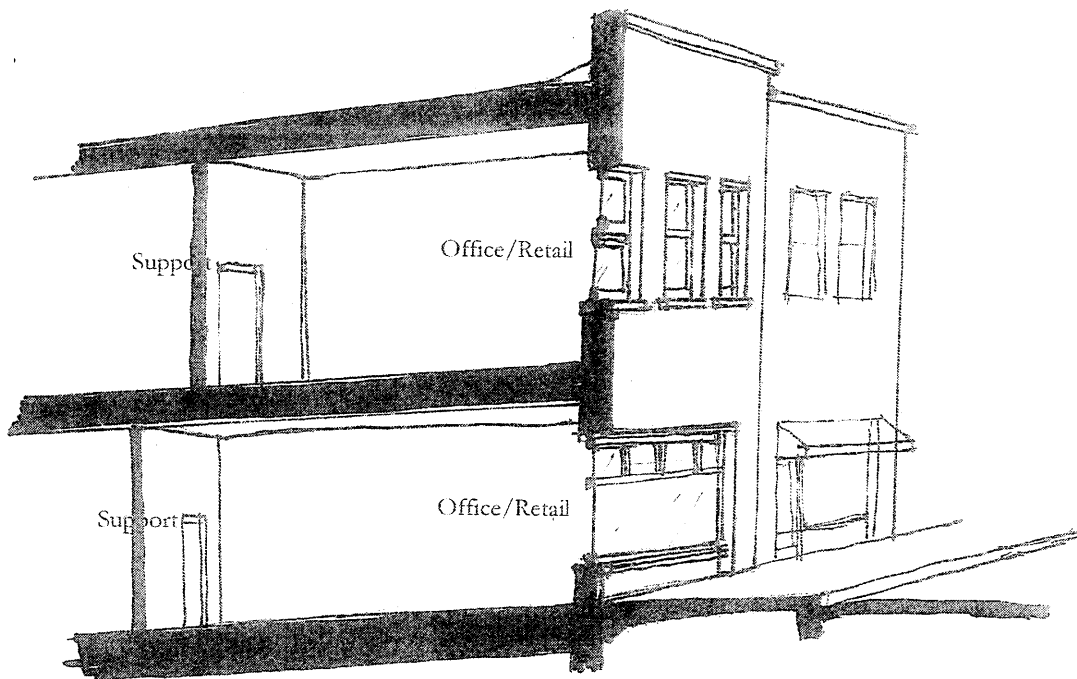
Clapboard siding is acceptable when it is appropriately detailed as part of the storefront. The storefront should remain compatible with adjacent storefronts along the commercial streetscape. "Z-brick" (thin brick veneer) is acceptable when properly detailed.



Storefront Compatibility
Building Facades

Historically, most commercial building facades don't exceed 50' in width; in fact, many are only 25 – 30 feet in width. This offers a "rhythm" to the commercial streetscape. When buildings facing streets exceed 50' in width, they should have sufficient detailing to "break up" these long expanses. Appropriate detailing includes windows, entrances, signboards and awnings that provide visual interest without unnecessary distraction.

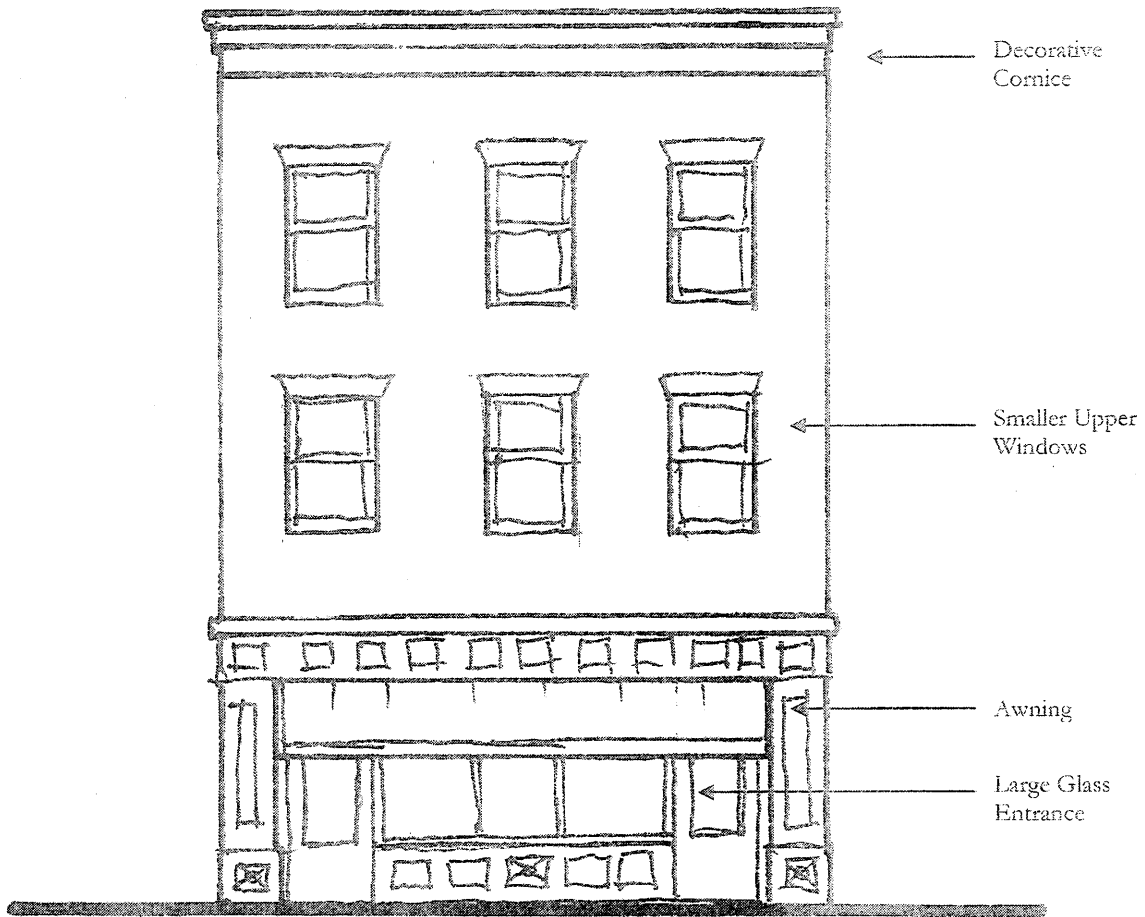
When designing the floor plan for a new commercial or industrial building, it is best to locate offices, retail, or visitor areas toward the building's street façade to create the need for windows and public entrances/areas.



Location of Office/Retail Spaces to Building Front

Multiple-story Buildings

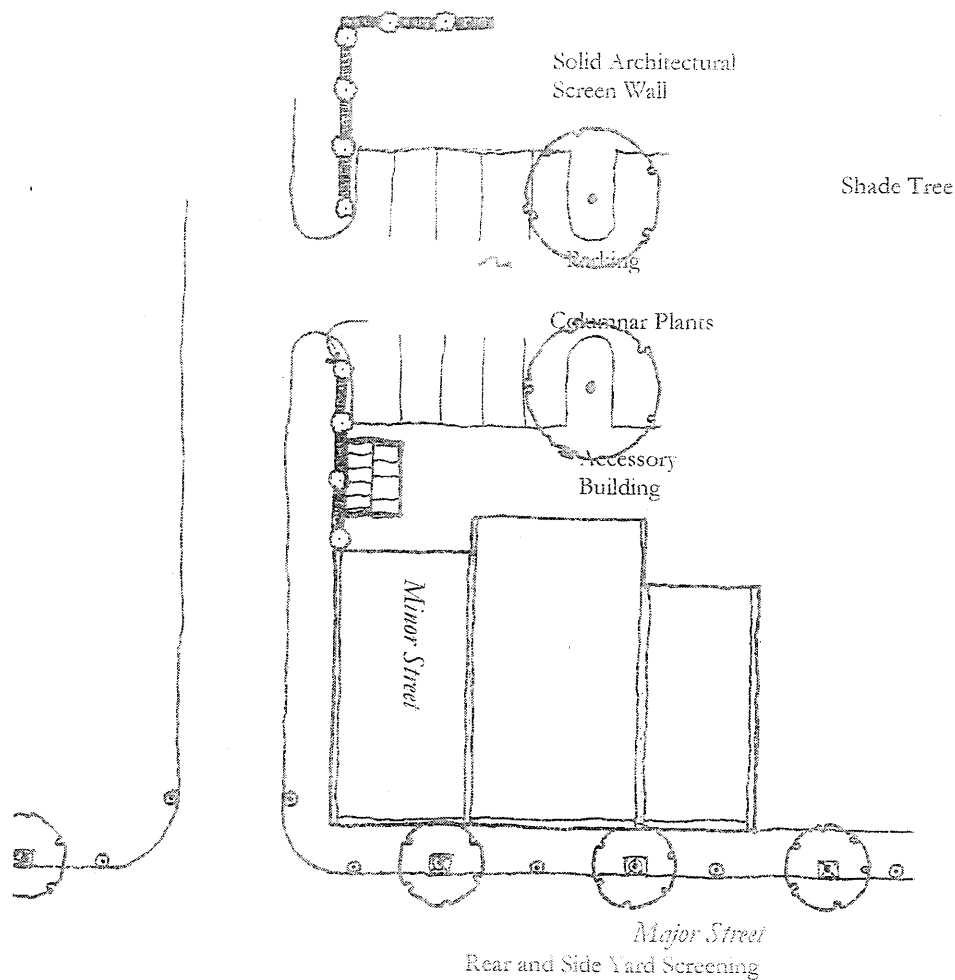
Upper levels of multistory buildings should have detailing that differentiates them from the first level. Where storefronts are characterized with large glass entrances, awnings, signs, etc., upper levels should be simpler in detail with smaller windows and decorative cornices.



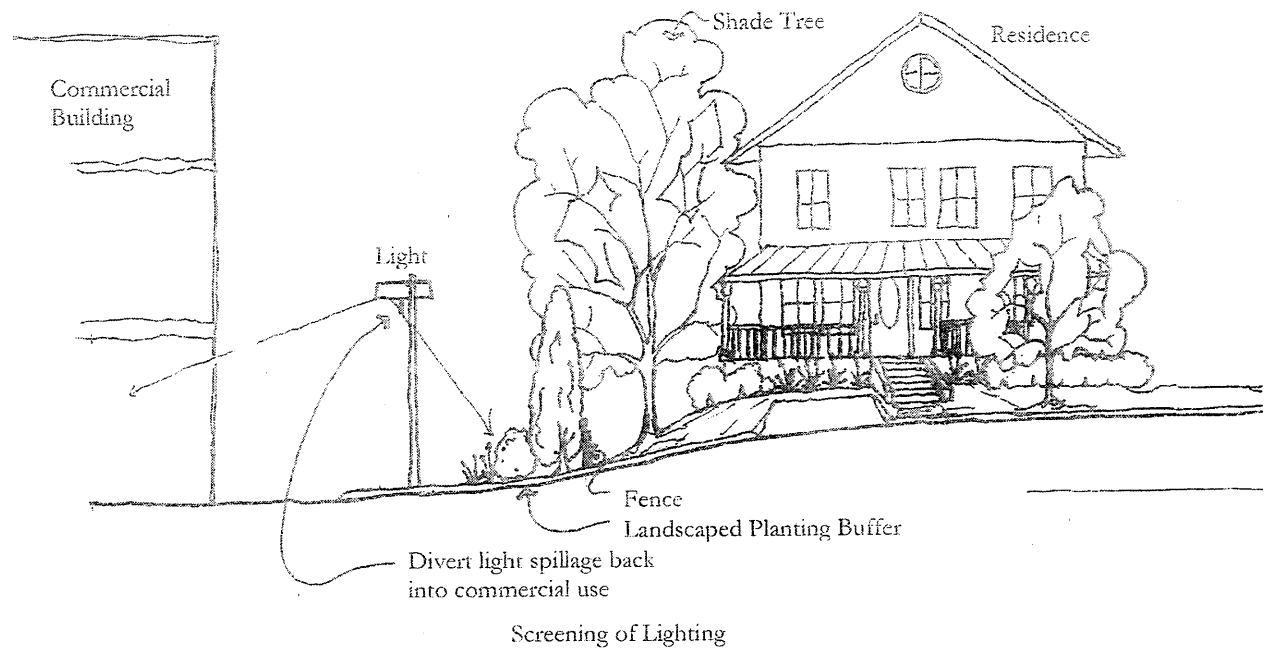
Appropriate Storefront

Service Entries and Side Yards

Service entrances should be located off rear alleys or rear yards where possible. Where a property is located on or near side streets, or otherwise visible from adjacent streets (i.e. across from a lot), care should be taken to screen building equipment, utility entrances, refuse collectors, etc. Equipment stored outdoors, including vehicles and related items, should be fully screened from view of any streets.



Security lighting should be placed to minimize the effect on adjacent properties and the street. Security lighting in transition areas or rear yards abutting residential properties (even across alleys) should be screened by sensitive placement of compatible lighting with screening trees or fences.

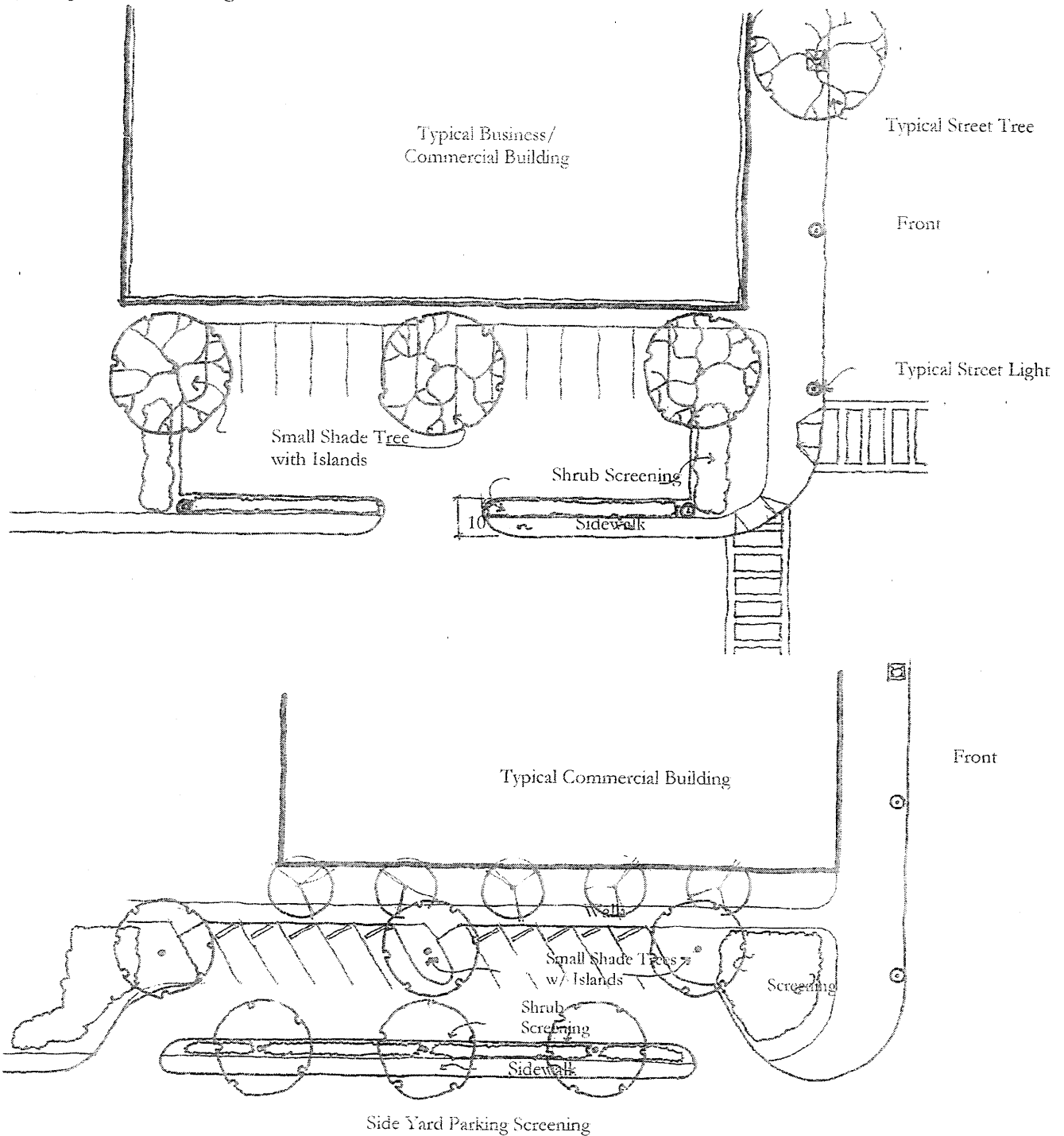


Where service or utility entrances are located on side yards, they should be located at least $\frac{1}{3}$ of the side facade length from the street. Care should be taken to screen these activities and locations with fencing or proper architectural details. Screen the view from the street using previously discussed screening techniques.

When commercial or industrial properties abut one another, side yards can be minimized or eliminated.

Parking

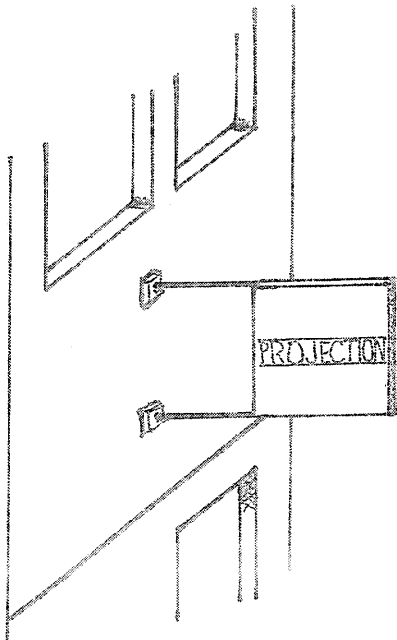
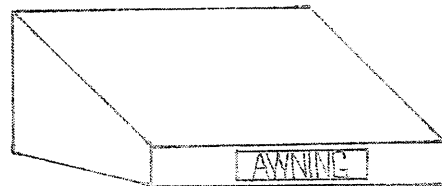
Encourage on-street parking by patrons of commercial facilities. Create additional parking for employees and delivery/service vehicles at the rear or side yard. When parking is located in the side yard, provide screening from the street.



With regard to places of Worship, Parishioners must encourage on-street parking during times of worship in an effort to maintain open space within the neighborhood.

Signs

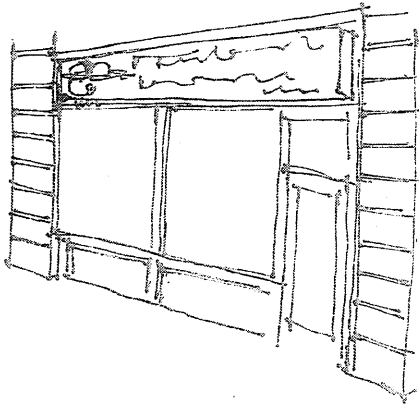
Signs on building facades facing streets are encouraged when placed in appropriate locations. Other signs such as window signs, projecting attached signs, and wording on awnings are also acceptable. The size of the sign should be scaled to the facade. Signs are appropriate on side facades when they face a street. Signs must be attached to the front or side of the building but below the roofline. If lighting is necessary, light the exterior of the sign and light only the sign.



Acceptable Signs

All signs must meet sign ordinance requirements. There should be no freestanding signs or back-lit signs.

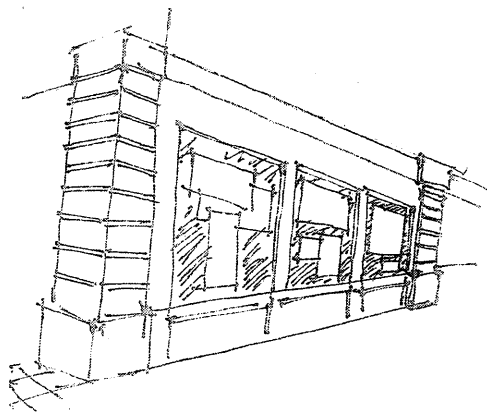
Examples of Unacceptable Signs



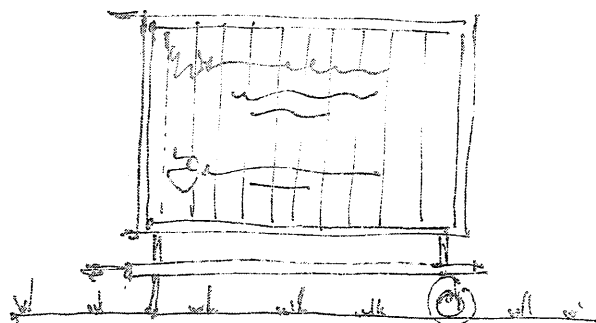
Oversized sign that blocks decorative transom



Oversized backlit projecting box sign



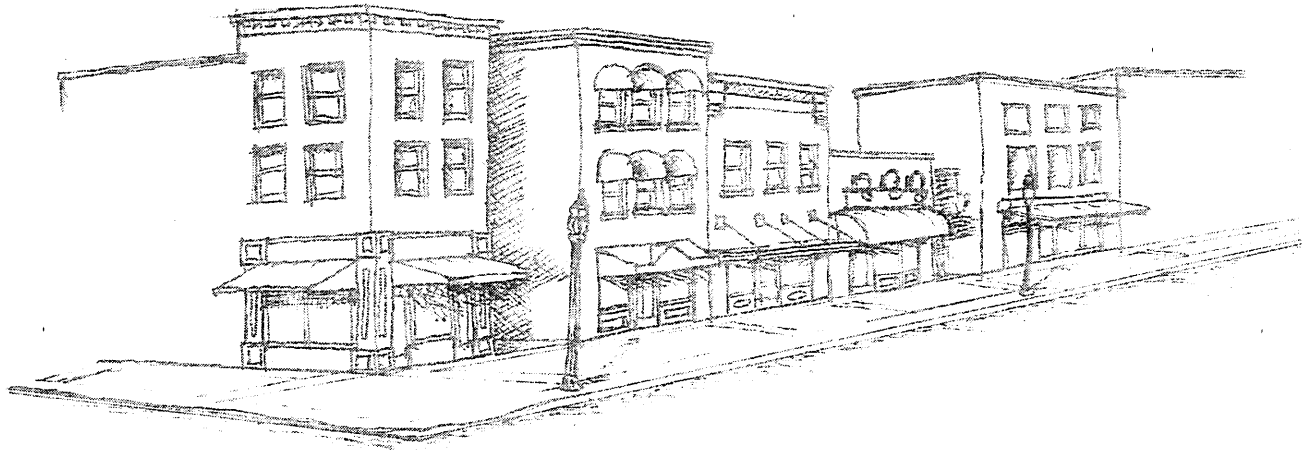
Cluttered storefront windows blocking view into business



Mobile freestanding temporary signs

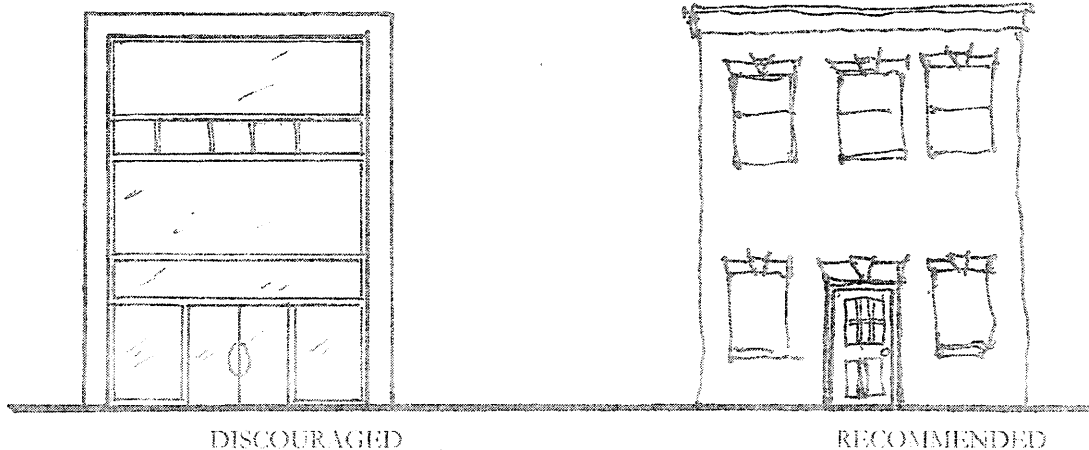
Awnings

Awnings are encouraged on storefronts. Variations in shape, size and color from one building to the next should be encouraged. Height and projection should comply with the City ordinances.



Acceptable Uses of Awnings
Glazing

Street level windows in the form of storefronts and glass expanses contribute to the visual character of the commercial streetscape. All-glass facades are not encouraged. The use of residential-type picture windows is discouraged.



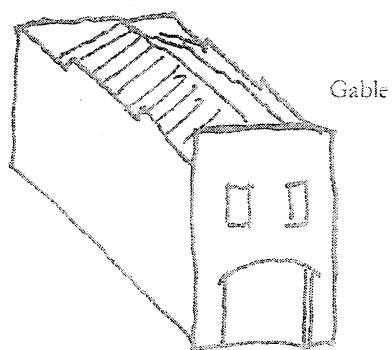
Examples of Street Windows

Storefront entries

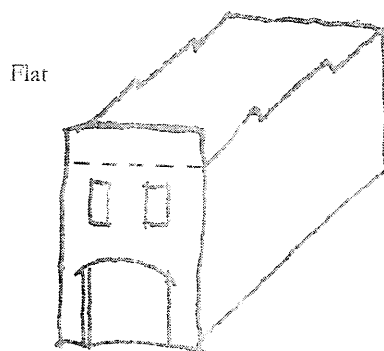
Storefront entries should be clearly designated and visible. Businesses fronting the street should have front entrances.

Roofing

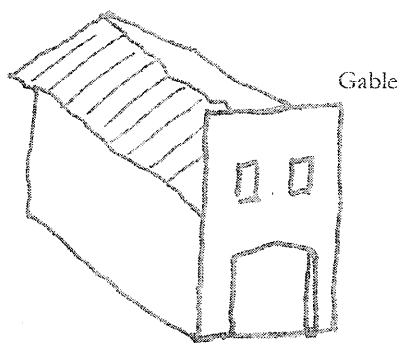
Commercial roof forms are to include: shallow-pitch shed, gable or flat. All street-front facades should have parapets screening the roof from view. Roof types to be discouraged are gambrel, front gable, and mansard.



Gable

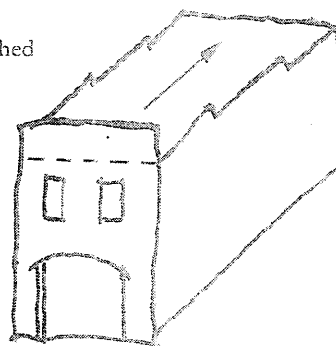


Flat



Gable

Shallow-pitched
Shed



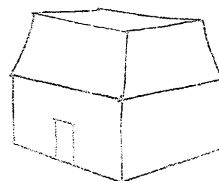
Acceptable Roof Types



Gambrel



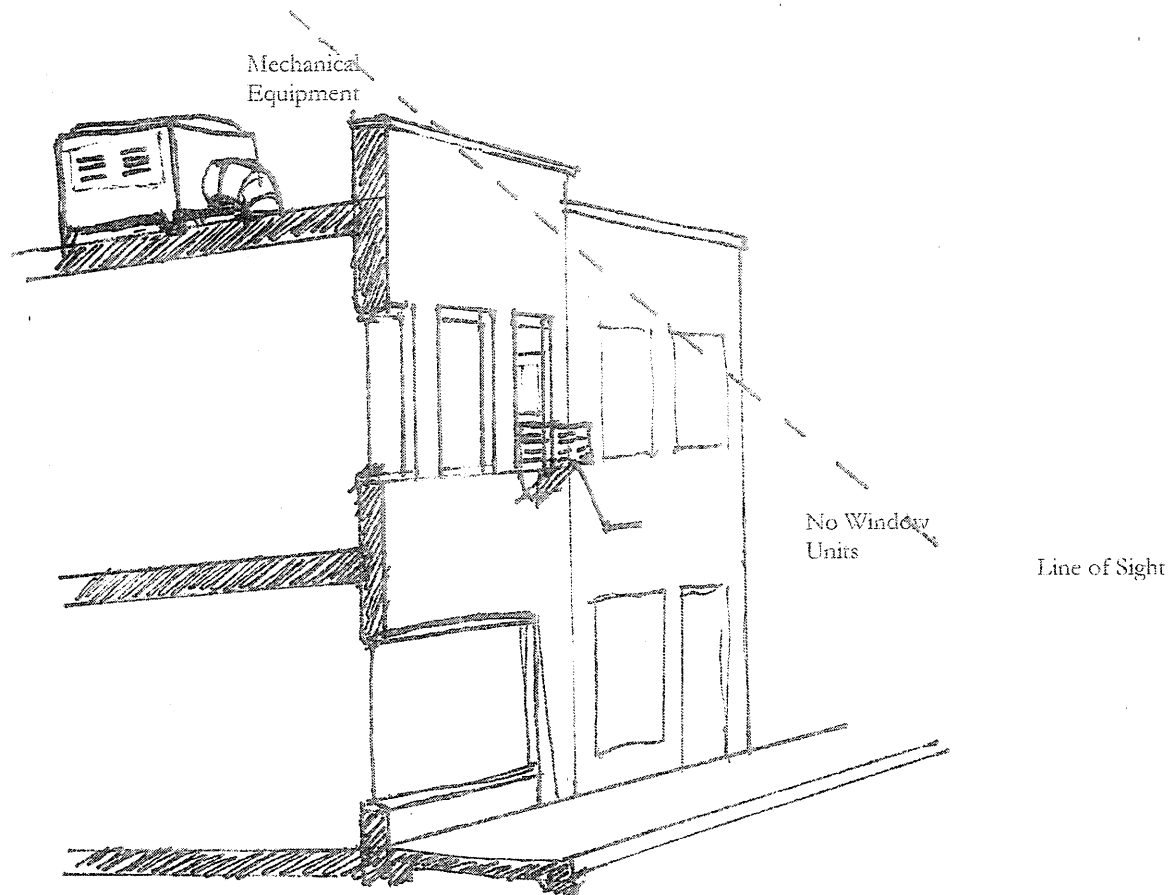
Front Gable



Mansard

Unacceptable Roof Types

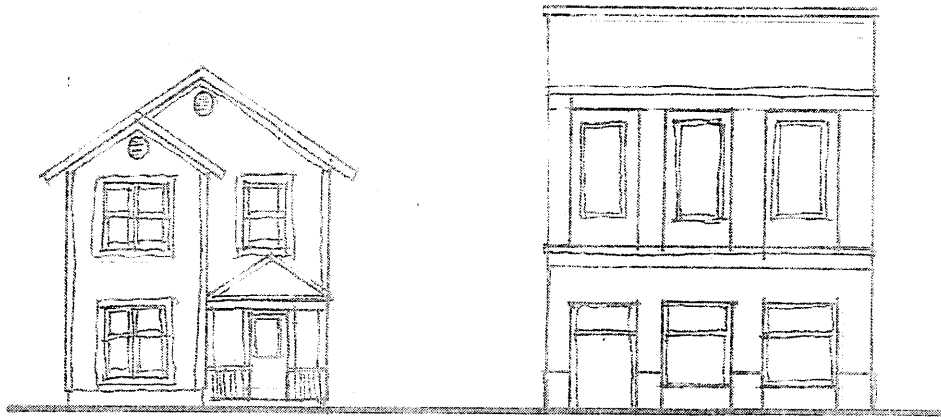
Building equipment located on rooftops should be located back from the roof edge to minimize visibility.



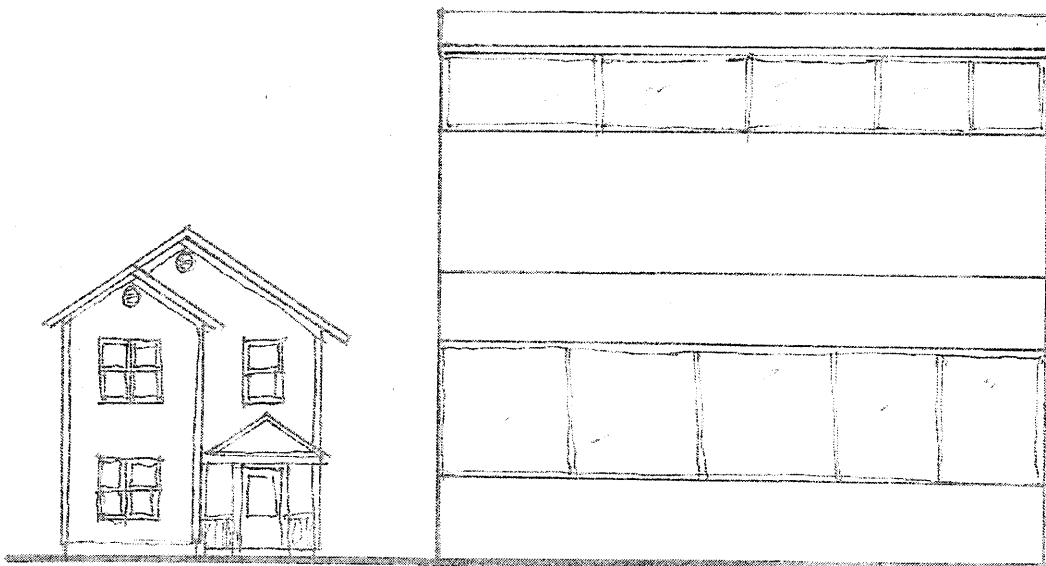
Using the Roof Parapet as a Screen

Transition Area between Commercial and Residential Uses

The importance of transition areas between different land uses must be recognized. Abrupt changes from commercial or industrial to residential spaces create a harsh visual barrier. The transition can be smoothed with designs that are sensitive to nearby residences.



RECOMMENDED



DISCOURAGED

Transition between Uses – Design Sensitivity

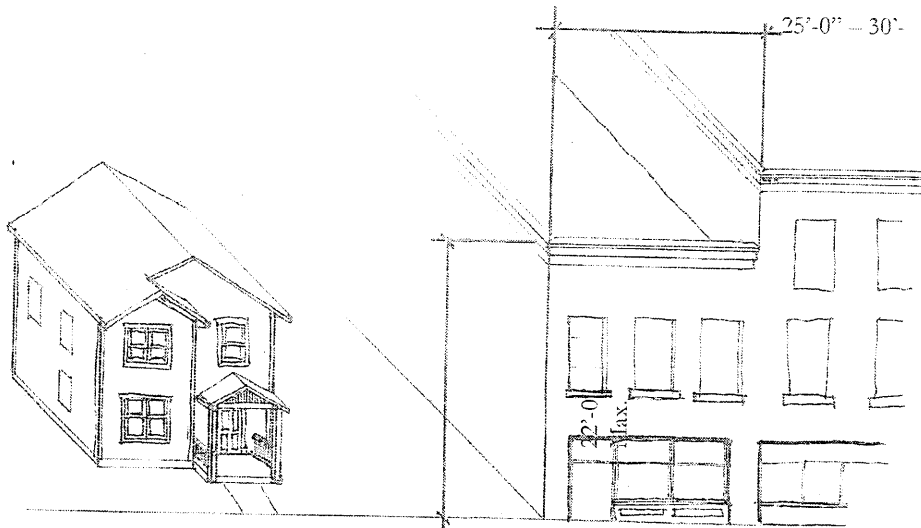
Where the rear or side of the commercial area meets a residential lot/structure, the height of the new commercial building should be limited to two stories or 22', whichever is shorter. There should be windows at each level of the building facade that faces the residence, not a blank wall. The facade of the wall abutting the residence needs to be detailed or use previously listed compatible materials or offer a landscape buffer such as trees, plant material, or compatible residential visual fencing. There should be a minimum 15' setback from the residential property line (see Roanoke Zoning Ordinance for this section).



Transition between Uses – Design Sensitivity

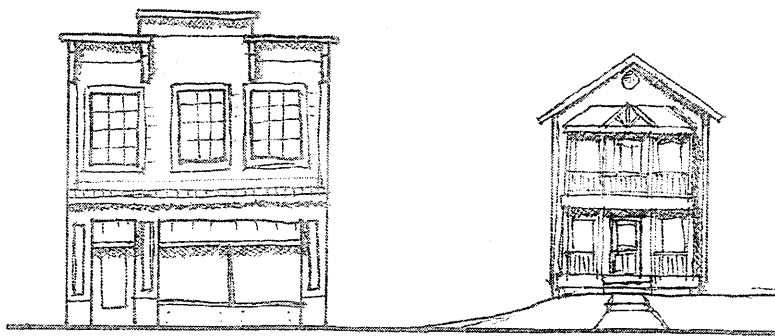
Transition Area between Light Manufacturing and Residential Uses

The side yard of a building in a light manufacturing area placed adjacent to a residential structure should have a maximum height of two stories or 22', whichever is shorter. This height may step up toward the center of the building. If the building does step up, it should maintain a low height level for 25'-30' before raising the height. Detailing is necessary to provide a cohesive appearance among surrounding structures. As with other districts, the building must relate to the street with no setback unless the building is sited on an arterial or collector street and then the minimum setback is to be applied.



Transition between Uses – Design Sensitivity

When a commercial or industrial building is near or adjacent to residential uses, maintain the commercial look of the building but be sensitive and compatible with the residential structures (i.e. don't make the commercial building look residential).



Keep Different Uses Different in Appearance

In general, Roanoke's commercial buildings are brick, or pre-cast, and exhibit commercial detailing that differentiates them from other building types. Care should be taken to individualize each commercial building to prevent replication of adjacent storefronts.

Guidelines for Mixed Use Area on Centre Avenue Between 7th and 8th Streets

This area in particular is in need of guidelines because the light manufacturing uses of buildings are immediately adjacent to residential uses. This poses a conflict because of noise and visual pollution generated by the light manufacturing automotive businesses. The following guidelines respond to these conflicts.

The most important aspect of a building, especially an industrial or commercial one, is the relationship of its façade to the street. If the building's front façade is visible from the street, there should not be any stored material visible. This includes cars and other "junk." If the shop fronts are exposed, keep the doors closed to view except for entry and exit. Encourage use of the alley for entry to the automotive shops. However, use of the alley for storage is illegal. For front or street facades, encourage the storeowner to upgrade the storefront as designated in the guidelines mentioned in this plan. The City and neighborhood should consider implementing a facade grant program or other incentive program for upgrades. When possible, move power lines to the rear of buildings or to the alley. Implement signage and storefront guidelines as discussed elsewhere in this plan. When an industrial use is located across from a residence, treat the area from the curb to the facade in a sensitive manner. Encourage industrial building owners/renters to upgrade and maintain the area, as this is the best buffer between residential uses and industrial ones. In an effort to limit the noise generated by the industrial uses, limit noise-making activities to normal business hours. Encourage the acquisition of automotive shops for conversion to neighborhood commercial uses or residential uses in the future.

Appendix A: Survey Findings

Neighborhood Character

What makes up the unique character of the neighborhood that distinguishes it from other Roanoke neighborhoods? (Include buildings, businesses, parks, churches, organizations, individuals, events, etc.) (blank lines left for response)

The responses varied but there were four that said churches, three that said parks, and two that said there was historic-sentimental value because they were raised there. The words "historic buildings" and "unique character" were repeated.

How would you improve the character of the neighborhood? What would you add or take away? (blank lines left for response)

The answers with two responses were: Crime watch organization; more landscaping; continue to upgrade houses; nothing.

Where do people gather in the neighborhood? (blank lines left for response)

Seven responses said churches, parks. Three responses mentioned Loudon Avenue Christian Church and two mentioned the NNEO office. Two responses mentioned there was no special place to gather.

What things make life convenient in the neighborhood? (blank lines left for response)

Six responses said easy access to the bus line while two mentioned easy access in general. Small businesses close to homes and convenience to churches each got two responses.

What is missing in the neighborhood that would make it more enjoyable? (blank lines left for response)

"Grocery store" received four mentions while "nothing" received two. Many responses were business related such as "more small businesses" and more jobs and activities for younger people.

What things should be preserved? (multiple choice with multiple selection allowed)

"Porches facing the street" received 16 votes while "Alley access" received 14 votes. Twelve respondents voted for "Historically intact houses" and 11 chose "Unique building details".

Housing

Is there too much, enough or too little of the following housing types in the neighborhood? (Highest numbers are shown).

Single-family housing - Too little - 11
Multifamily housing - Enough - 7
Duplexes - Enough - 8
Public Housing - Too little - 5
Elderly housing complex - Too little - 8
Small family-style houses for the elderly - Too little - 11
Row houses (no separation between houses) - Too much, Enough - 5
Small apartment buildings - Too little - 7
Large apartment buildings - Too little - 5

How do you think homes to be renovated by NNEO should be chosen? (blank lines left for response)

According to need, low-income families and those houses that are most run down each received two votes.

Do you see any problems with the new housing construction and renovations that are currently being carried out in the neighborhood? (blank lines left for response)

The overwhelming response was "no" with 11 responses.

What benefits do you see with the new housing construction and renovations that are currently being carried out in the neighborhood? (blank lines left for response)

No response was written more than once. The general sentiment appeared to be that it improves the neighborhood in appearance and safety.

Who should live in the new and renovated homes? (multiple choices with multiple selection allowed)

"Young families" received seven responses and "Elderly" received six. Several responses indicated that "all of the above" should be considered (young families, present neighborhood residents, children and friends of present residents, people new to the neighborhood and elderly).

Should these homes be rented or owned by the occupant? (two choices with space to add an individual answer)

Rented received one response, owned received 10 and either received seven.

What should the new and renovated homes look like? (three choices with space to add an individual answer)

"Exactly like other neighborhood houses" received three votes and "combination of traditional and modern in one style" received 15 votes. "Only modern home" did not receive any selection.

What are addresses of abandoned/condemned houses and vacant lots and houses needing improvement?

This question received numerous different answers but the 500 block of Loudon Avenue and the 700 block of Centre Avenue were each mentioned twice.

Neighborhood Businesses and Facilities

Do you think there are enough job opportunities in the neighborhood?

Two people responded yes and 16 people responded no.

Is there too much, enough or too little of the following?

Retail - Too little - 10
Finance - Too little - 12
Industry - Too little - 10
Car Sales - Too little - 9
Auto Repair - Enough - 10
Restaurants/Sandwich Shops - Too little - 13
Video Rental - Too little - 8
Medical/Health Care - Too little - 12
Pharmacy - Enough - 9, Too little - 8
Hardware Store - Too little - 10
Bar/Tavern/Club - Too little - 7, Enough - 6
Laundry and/or dry cleaning service - Too little - 8, Enough - 6
Appliance repair - Too little - 10
Day care - Too little - 12
Schools - Too little - 11
Parks - Too little - 9
Youth Center - Too little - 14
Community-shared gardens - Too little - 7
Other - transportation to resources - Too little - 1

What businesses within the neighborhood would you like to see relocated elsewhere? (blank lines left for response)

"Auto repair shops" received 5 votes but three other comments mentioned adverse opinions to car-related activities. Two votes were cast for "none". Responses to car-related businesses indicate that the businesses "can look junky", "are unsightly", "they keep the neighborhood so dirty".

Transportation, Infrastructure, Safety

What in the neighborhood makes you feel safer? (multiple choice with multiple selection allowed)

"Street lighting" received 10 responses, "well-kept yards" and "well-kept houses" each received nine responses, "people on porches" was given eight responses, seven people chose "businesses kept open during the daytime" and "small distance between houses" got five responses.

What in the neighborhood makes you feel unsafe? (multiple choice with multiple selection allowed)

"Fast or loud driving" and "vacant houses" each received 11 responses. "Vacant lots" received 10 votes while "lack of street lighting" received nine. "Trash and litter", "disorderly neighbors" and "abandoned vehicles" were each selected eight times. "Unkempt houses" and "people in alleys" received seven and six votes, respectively. "Sidewalks in poor condition" got five responses.

The following question was multi-part and provided space for respondents to give specific locations related to the item in question:

20. Please tell us which locations need the following:

- a) Street repair
- b) New or repaired sidewalk and/or curb
- c) Storm drainage needs addressed
- d) Alley repair
- e) New traffic signage
- f) New bus stops
- g) Street or alley intersections with poor visibility

The following questions were used in the public workshops in order to generate discussion about issues in the neighborhood.

What things do you like most about the neighborhood?

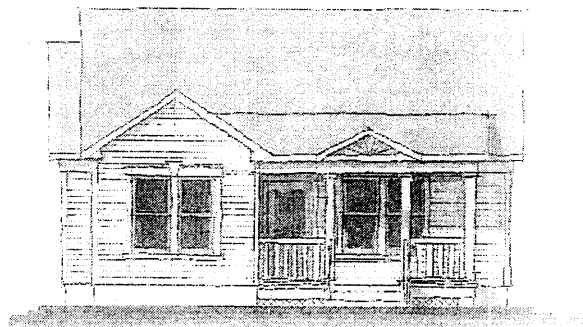
"Close to bus stop" was the answer of three people and two people answered the question with "Loudon Avenue Christian Church". Other comments mentioned by two respondents were "neighbors", "our neighborhood", and "houses being close together".

What things would you like to change about the neighborhood?

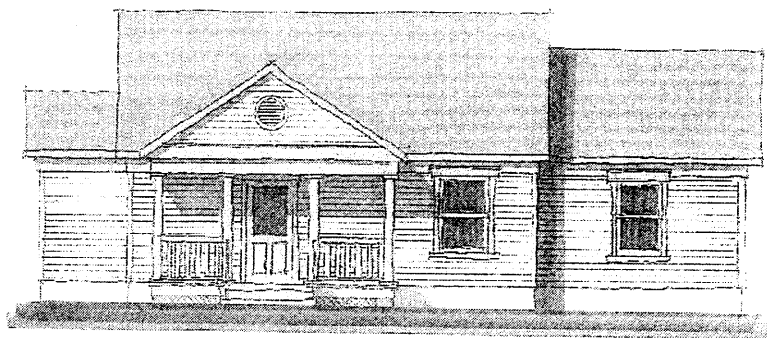
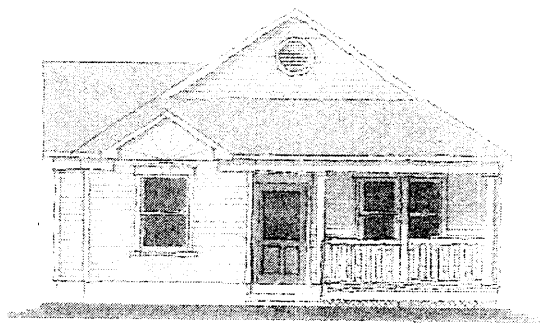
The following comments were each mentioned by two people: "tear down old houses", "keep lot clear and mowed", "I would like to see the vacant lots cleaned", "the park needs to be improved". Three people made mention of removing the auto repair businesses.

The responses received from the survey were invaluable in developing design alternatives. Citizen and business input provided a clear picture of what issues were most important to people in the neighborhood.

Appendix B: Architectural Prototype Catalog

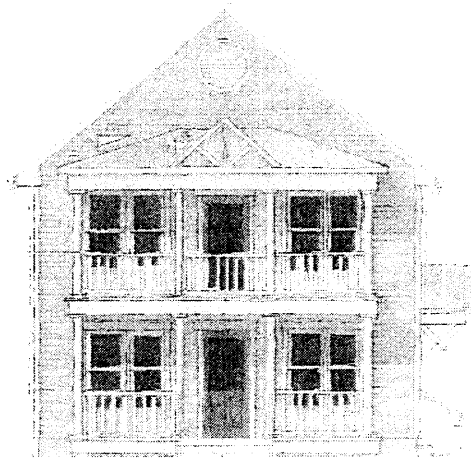
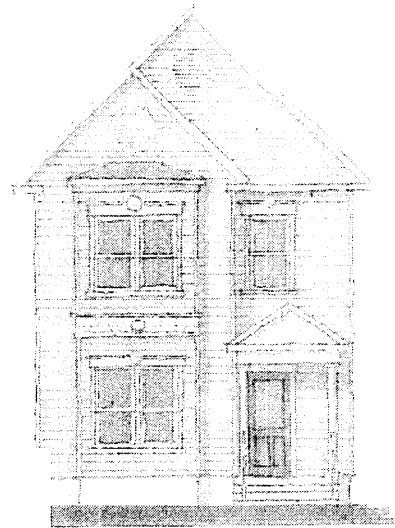
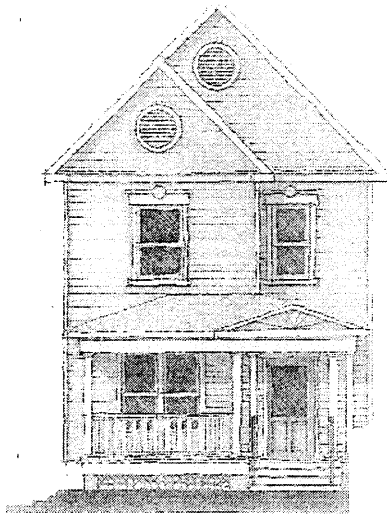


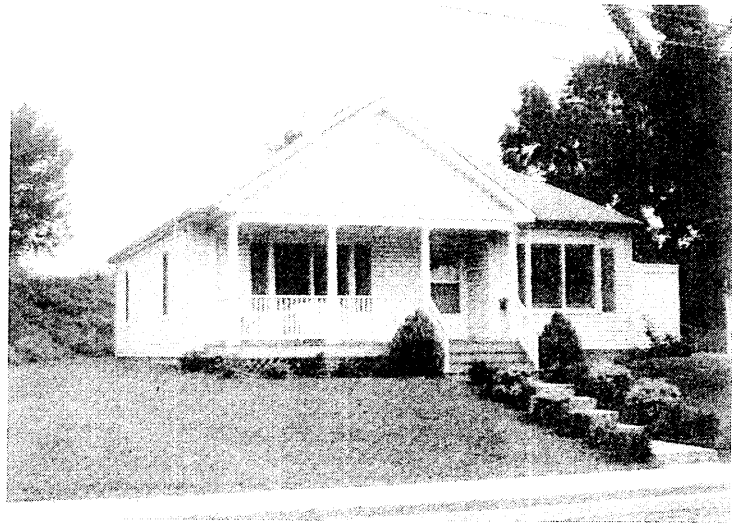
One-Story
Prototypes



1 1/2-Story
Prototype

Two-Story
Prototypes





Appendix C: Neighborhood Work Plan

The NNEO Neighborhood Master Plan, in coordination with chapters of the Vision 2001 Roanoke City Comprehensive Plan, provides a framework that will help guide neighborhood and city officials when making policy decisions concerning facilities development.

Collected from the Final Concept Plan (Chapter 6), each of the goals is described with accompanying action strategies. In each case, the key responsible personnel are listed in parentheses.

Goals and Action Strategies

GOAL: Create better opportunities for multifamily housing.

McCray Court
5th Street Gateway
Multifamily housing at 13th Street and Moorman
Multifamily housing at 6th Street and Gilmer Avenue

ACTION

STRATEGIES: Develop Site Plan and financing for specified locations.

1. (NNEO Director) - Kick-off meeting with City Planner, Economic Development Office and Engineering Office to discuss project area, City participation and available funding.
2. (NNEO Director) - Select Design Professional for site design.
3. (Design Professional) - Prepare design plans.

Rezone candidate sites to Residential multifamily (RM-3).

1. (NNEO Director) - Work with City Planner in charge of neighborhood plan to coordinate a comprehensive land use plan amendment, in accordance with Vision 2001, and zoning change. Propose zoning change in accordance with City process.
2. (NNEO Board) - Notify and solicit help from existing property owners and neighbors to attend Planning Commission and City Council.
3. (Community Planning Office) - City Planner will have Planning Commission sponsor zoning change request.

Develop creative Multifamily complex plans, coordinated with new Vision 2001 plans and initiatives for Downtown Edge communities.

1. (NNEO Director) - Kick-off meeting with City Planner, Economic Development Office to discuss project area, City participation and available funding.

2. (NNEO Director and City Planning Office) - Select Design Professional for Design Action Plan. This is a schematic design concept and pricing package to interest potential developers.
3. (NNEO Director) - Secure financing.
4. (NNEO Director and Design Professional) - With development team, prepare grant application for these initiatives. Develop plans to 70%.
5. (Design Professional) - Prepare design plans according to grant/loan guidelines.
6. (Design Professional) - Implement construction in accordance with design plans and grant program.

Recruit residents for the new facilities.

1. (NNEO Board) - Disseminate information to potential residents wishing to relocate.
2. (NNEO Director) - Provide open-houses and recruitment literature.

GOAL: Create community garden.

ACTION

STRATEGIES: Acquire land for community garden.

1. (NNEO Director) – Select site and discuss acquisition opportunities with current owner.
2. Create neighborhood committee to maintain garden boundaries and oversee activities within the site.
3. (NNEO Director) – Secure financing.
4. (NNEO Director) – Hire coordinator of the community garden
5. Implement program.

GOAL: Make pleasant and beautiful streets by planting trees for shade, fall colors, and a coordinated neighborhood appearance.

ACTION

STRATEGIES: Build a comprehensive street tree program, along 5th, 9th, 11th and 12th streets, Moorman Road, and Loudon Avenue.

1. (NNEO Director) - Kick-off meeting with City Forester and Engineering Office to discuss project area, City participation and available funding.
2. (NNEO Director) - Select Design Professional for Neighborhood street tree project.

3. (NNEO Director) - Work with City Engineering Office to prioritize sidewalk and curb replacement work of City Bond to coordinate with street tree planting project.
4. (NNEO Director and Design Professional) - Prepare grant application for this initiative (Virginia Urban Forestry Program). Budget for Plan: \$12,000. Budget for Implementation \$400,000.
5. (NNEO Board) - Work with adjacent property owners for "adopt - a - tree" program, for construction and maintenance.
6. (Design Professional) - Prepare design plans according to grant program.
7. (Design Professional) - Implement construction in accordance with design plans and grant program.
8. (NNEO Director) - Work on mid-term (5 years) maintenance for street trees, after they are in place. Assistance from City Urban Forester, adopting neighbors.

GOAL: Make Community Gateways that provide a welcoming entrance, identifying signage, and a coordinated neighborhood appearance.

ACTION

STRATEGIES: Provide Gateways at Moorman and 14th, 11th and Shenandoah, 5th and Loudon

1. (NNEO Director) - Kick-off meeting with City Forester and Engineering Office to discuss project areas, City participation and available funding.
2. (NNEO Director) - Select Design Professional for Neighborhood gateway project.
3. (NNEO Director) - Work with City Engineering Office to prioritize sidewalk and curb replacement work of City Bond to coordinate with gateway projects.
4. (NNEO Director and Design Professional) - Prepare private foundation grant applications for this initiative (Coca Cola, AEP, Norfolk southern, etc.). Budget for 3 Gateways: \$120,000.
5. (NNEO Board) - Work with adjacent property owners for easements for construction and maintenance.
6. (Design Professional) - Prepare design plans according to grant program.
7. (Design Professional) - Implement construction in accordance with design plans and grant program.

GOAL: Develop a coordinated neighborhood design.

ACTION

STRATEGIES: Develop Neighborhood Architectural Review Board.

1. (NNEO Director) - Kick-off meeting with City Planner to discuss implementation of a Neighborhood Design district.
2. (NNEO Director and Board) - Select Design Review Committee, write review structure, policies, process, in concert with the City's efforts.

Implement Guidelines.

1. (NNEO Director and City Planning Office) - Pursue formal adoption of Design Guidelines, set forth in Neighborhood Master Plan.
2. (Design Professional) - Assist NNEO and Design Review Committee in review of submitted plans.
3. (Design Review Committee) - Meet and review designs, make recommendations, and approve designs for construction in neighborhood.

Rezone the NNEO neighborhood to be one of the Design Neighborhoods, in compliance with the Vision 2001 Plan.

1. (NNEO Director) - Work with City Planner in charge of neighborhood plan to coordinate a comprehensive plan. Consultant is currently being retained to write Neighborhood Design Ordinance. Propose zoning Overlay district in accordance with City process.
2. (NNEO Board) - Notify and solicit help of existing property owners and neighbors to attend Planning Commission and City Council.
3. (Community Planning Office) - City Planner will have Planning Commission sponsor overlay zoning change request.

GOAL: Construct appropriate infill homes within the neighborhood.

ACTION

STRATEGIES: Maintain Neighborhood Advisory Architectural Review Board.

1. (NNEO Director and Board) - Meet with City Planner on a regular basis to insure compliance with the Neighborhood Design district and infill guidelines set forth in this plan.
2. (NNEO Director and Board) - Acquire appropriate properties.
3. (NNEO Director) - Select design professional.
4. (NNEO Director) - Secure financing.
5. Implement construction.

GOAL: Celebrate former Hunton Rescue Squad and contributions of members by demonstrating historic significance and by reusing the Hunton Rescue Squad Building.

ACTION

STRATEGIES: Acquire Building and adjacent vacant lot.

1. (NNEO Director) - Discuss acquisition opportunities with current owner.
2. (NNEO Director) - Select Design Professional for historic tax-credit gateway project.

Create Museum and Cultural Center

1. (NNEO Director and Board) – Partner with the Harrison Museum of African-American Culture to provide potential exhibit and museum space in the Hunton Life Saving Crew Building, and to provide a detailed, graphic history of the Building and its crew.
2. (NNEO Director and Design Professional) - Prepare nomination for National Register of Historic Places. Prepare NEA grant application for mural design and execution. Budget: \$40,000.
3. (NNEO Board) - Work with adjacent property owners for easements for construction and maintenance. Consider an adoption program for lot, including maintenance (mowing).
4. (NNEO Director) - Secure financing.
5. (Design Professional) - Prepare design plans according to Secretary of the Interior's Standards and grants program.
6. (Design Professional) - Implement construction in accordance with design plans and grant program.
7. (NNEO Director, special Board Members) - Work on curating exhibits with non-profit agencies, such as the Harrison Museum. NEA program may also be appropriate grant source.

GOAL: Build relationships with cultural institutions.

ACTION

STRATEGIES: Accommodate Plans for Cultural Institutions' Growth. Immediately this is represented by proposed expansion plans for Maple Street Baptist Church, St. Paul Methodist Church, and the Masons Lodge.

1. (NNEO Board) - Discuss potentials for shared parking, shared recreation and potential group meeting facilities with congregation.
2. (NNEO Director) - Engage Design Professional for schematic site planning advice for the churches, to better comply with neighborhood plans. Provide these services to the Churches.
3. (NNEO Director and Board) Make churches aware of neighborhood plan design guidelines.

4. (NNEO Director and Board) - Work with Churches to support their efforts in community planning process.

GOAL: Develop neighborhood commercial cores by fostering commercial enterprise on Centre and 11th.

ACTION

STRATEGIES: Rezone portions of Centre Ave. from Light Manufacturing to Commercial Neighborhood (CN) with some Commercial- Office (C1) for transition into commercial uses. Rezone portions of 11th Street from RM-2 to CN.

1. (NNEO Director) - Work with City Planner in charge of neighborhood plan to coordinate a comprehensive land use plan amendment, in accordance with Vision 2001, and zoning change. Propose zoning change in accordance with City process.

2. (NNEO Board) - Notify and solicit help of existing property owners and neighbors to attend Planning Commission and City council.

3. (Community Planning Office) - City Planner will have Planning Commission sponsor zoning change request.

Develop Commercial District Plan, coordinated with new Vision 2001 plans and initiatives, with buried utilities, streets and sidewalks, decorative lighting, street trees and furniture.

1. (NNEO Director) - Kick-off meeting with City Planner, Economic Development Office and Engineering Office to discuss project area, City participation and available funding.

2. (NNEO Director and City Engineer) - Select Design Professional for Neighborhood Commercial District streetscape project.

3. (NNEO Director and Design Professional) - Prepare grant application for this initiative (TEA21 or work through CDBG hearing process for funding allocation). Budget \$800,000.

4. (Design Professional) - Prepare design plans according to grant program.

5. (Design Professional) - Implement construction in accordance with design plans and grant program.

Recruit businesses for the new commercial district. Provide incentives for business location and retention.

1. (NNEO Director, City Planner, and Economic Development staff) - Work with City as a follow-up of Vision 2001 to extend Downtown incentives package to Neighborhood commercial areas. Potentially, these include facade program, enterprise zones, and streetscape design measures.

2. (NNEO Board) - Disseminate incentives information to existing property owners and potential businesses wishing to relocate, and to be retained.

3. (Design Professional) - Provide facade design and space planning assistance, modeled on successful downtown program.
4. (NNEO Director) - Apply Main Street approach for commercial district, with promotions, design, and liaison services between Neighborhood Commercial areas and City.
5. Rezone area on Moorman to support neighborhood commercial designation at 8th Street and Moorman.

GOAL: Provide opportunities for youth.

ACTION

STRATEGIES: Provide a Youth Center in a coordinated effort with Churches' expansion plans and the new City Parks Master Plan.

1. (NNEO Director) - Kick-off meeting with City Parks Planner and Engineering Office to discuss potential Youth and Recreation Center site, City participation and available funding.
2. (City Parks Planner and City Engineer's Office) - Select Design Professional for Youth Center
3. (NNEO Director) - Depending on final location of major recreation centers (citywide), work to complement program or transportation needs to provide best opportunities for neighborhood youth.
4. (NNEO Director and Design Professional) - Prepare private foundation grant applications.
5. (NNEO Board) - Work with adjacent property owners for easements for adoption and maintenance.
6. (Design Professional) - Prepare design plans according to grant program.
7. (Design Professional) - Implement construction in accordance with design plans and grant program.

GOAL: Make beautiful corridors adjacent to the community.

ACTION

STRATEGIES: Provide Parkways along Shenandoah Avenue and 10th Street.
Provide a Parkway with medians along 5th Street.

1. (NNEO Director) - Kick-off meeting with City Forester and Engineering Office to discuss project areas, City participation and available funding.
2. (NNEO Director) - Select Design Professional for edge parkways project.

3. (NNEO Director) - Work with City Engineering Office to prioritize sidewalk and curb replacement work along the parkways.
4. (NNEO Director and Design Professional) - Prepare private foundation grant application for this initiative (Coca Cola, AEP, Norfolk southern, etc.). Use foundation match for TEA21 Match: Private: \$120,000. TEA21: \$600,000.
5. (NNEO Board) - Work with adjacent property owners for easements for construction and maintenance.
6. (Design Professional) - Prepare design plans according to grant program.
7. (Design Professional) - Implement construction in accordance with design plans and grant program.

GOAL: Implement future neighborhood projects

ACTION

STRATEGIES: Develop Site Plan and financing for specified locations.

1. (NNEO Director) - Kick-off meeting with City Planner, Economic Development Office and Engineering Office to discuss project area, City participation and available funding.
2. (NNEO Director and City Engineer) - Select Design Professional for site plans.
3. Secure financing.
4. (Design Professional) - Prepare design plans according to grant program.
5. (Design Professional) - Implement construction in accordance with design plans and grant program.

Appendix D: Documents Used During NNEO Review

“Choices: Alternatives for Housing in Old Northwest Roanoke”, 1981, Sharon Booker;
“Residential Design Guidelines for New Construction”, 1992, Hill Studio, P.C.;
“Roanoke, Virginia: Enterprise Community Strategic Plan”, 1994;
“Northwest Neighborhood Environmental Organization 1997 Action Plan”, 1997, Roanoke Neighborhood Partnership and NNEO.
“Roanoke Renaissance: A Progress Report; Phase I: Short-term Recommendations”, 1998, Terri Lynn Cornwell;
“Research Study of Residents Regarding Living in Northwest Roanoke”, 1999, Martin Research;
“Market Feasibility Analysis for Seniors Independent Living in the Gilmer-Loudon Neighborhood”. 2000, Bay Area Economics.

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE approving the Gilmer Neighborhood Plan, and amending Vision 2001 - 2020, the City's Comprehensive Plan, to include the Gilmer Neighborhood Plan; and dispensing with the second reading of this ordinance by title.

WHEREAS, the Gilmer Neighborhood Plan (the "Plan") was presented to the Planning Commission;

WHEREAS, the Planning Commission held a public hearing on January 15, 2004, and recommended adoption of the Plan and amending Vision 2001 - 2020, the City's Comprehensive Plan (the "Comprehensive Plan"), to include such Plan; and

WHEREAS, in accordance with the provisions of §15.2-2204, Code of Virginia (1950), as amended, a public hearing was held before this Council on Tuesday, February 17, 2004, on the proposed Plan, at which hearing all citizens so desiring were given an opportunity to be heard and to present their views on such amendment.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke as follows:

1. That this Council hereby approves the Gilmer Neighborhood Plan and amends Vision 2001- 2020, the City's Comprehensive Plan, to include the Gilmer Neighborhood Plan as an element thereof.

2. That the City Clerk is directed to forthwith transmit attested copies of this ordinance to the City Planning Commission.

3. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166
 Roanoke, Virginia 24011
 Telephone: (540) 853-1730 Fax: (540) 853-1230
 E-mail: planning@ci.roanoke.va.us

Architectural Review Board
 Board of Zoning Appeals
 Planning Commission

February 17, 2004

Honorable Ralph K. Smith, Mayor
 Honorable C. Nelson Harris, Vice Mayor
 Honorable William D. Bestpitch, Council Member
 Honorable M. Rupert Cutler, Council Member
 Honorable Alfred T. Dowe, Jr., Council Member
 Honorable Beverly T. Fitzpatrick, Jr., Council Member
 Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Request from the City of Roanoke for permanent vacation, discontinuance and closure of a 24' wide alley running in an easterly direction from Franklin Road, S.W., for a distance of approximately 129', and lying between parcels bearing Official Tax Nos. 1020304, 1020305, and 1020310; and closure of a 10' wide alley running in a northerly direction from said 24' alley lying between parcels bearing Official Tax Nos. 1020303, 1020304 and 1020305.

Planning Commission Action:

Public hearing was held on Thursday, January 15, 2004. By a vote of 6-0 (Mr. Rife absent), the Commission recommended City Council approve the request.

Background:

The petitioner requests closure and vacation of two paper alleys to construct a facility for the Department of Fire/EMS. The petitioner owns all of the adjoining property.

Considerations:

All of the petitioner's properties are zoned C-3, Central Business District, as are properties to the east and north. The properties to the south and west of the proposed site are zoned C-1, Office District. A combination of office and residential uses surround the proposed site.

The area is served by public utilities. Staff received comments from the Water Division of the Department of Public Works who advised that provisions for necessary

easements are currently being addressed, and that the sewer line in the alley would be abandoned. Staff received comments from American Electric Power (AEP), Verizon and Roanoke Gas, all of whom stated no objection to the request.

The petitioner plans to construct a new Fire/EMS station and administrative facility on the site of these parcels with the alley. The proposed station will replace the current Fire Station Numbers 1 and 3, as prescribed in the *Fire/EMS Strategic Business Plan, 2000 – 2007*. The station follows the recommendations of the plan to consolidate the current stations into one structure that will accommodate modern state-of-the-art equipment.

Staff received comments from Blue Ridge Behavioral Healthcare, an adjoining property owner, stating no objection to the proposed closure. Staff received no comments in opposition to this request.

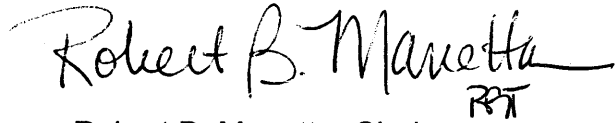
Recommendation:

By a vote of 6-0, Planning Commission should recommends City Council approve the request to vacate, discontinue and close the subject alleys, subject to the conditions listed below and that the petitioner not be charged for this portion of right-of-way.

- A. The applicant shall submit a subdivision plat to the Agent for the Planning Commission, receive all required approvals of, and record the plat with the Clerk of the Circuit Court for the City of Roanoke. Said plat shall combine all properties which would otherwise dispose of the land within the right of way to be vacated in a manner consistent with law, and retain appropriate easements for the installation and maintenance of any and all existing utilities that may be located within the right-of-way, including the right of ingress and egress.
- B. Upon meeting all other conditions to the granting of the application, the applicant shall deliver a certified copy of this ordinance for recordation to the Clerk of the Circuit Court of Roanoke, Virginia, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the petitioner, and the names of any other parties in interest who may so request, as Grantees. The applicant shall pay such fees and charges as are required by the Clerk to effect such recordation.
- C. Upon recording a certified copy of this ordinance with the Clerk of the Circuit Court of the City of Roanoke, Virginia, the applicant shall file with the Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.

- D. If the above conditions have not been met within a period of one year from the date of adoption of this ordinance, then said ordinance shall be null and void with no further action by City Council being necessary.

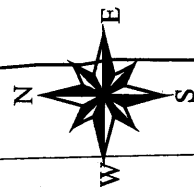
Respectfully submitted,

A handwritten signature in black ink that reads "Robert B. Manetta". The signature is fluid and cursive, with a long horizontal stroke at the end. Below the signature, the initials "RBT" are written in a smaller, blocky font.

Robert B. Manetta, Chairman
Roanoke City Planning Commission

cc: Darlene L. Burcham, City Manager
Rolanda Russell, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney

3RD ST



1020214

C-3
Central Business District

FRANKLIN RD

1020301

1020302

1020305

1020306

1020307

1020303

1020304

1020309

1020310

1020314

Alley Closure

Alley Closure

Zoning Districts



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

IN RE:

APPLICATION OF THE CITY OF)	APPLICATION FOR VACATING,
ROANOKE FOR VACATION OF)	DISCONTINUING AND CLOSING
PORTIONS OF UNOPENED ALLEYS)	PORTIONS OF UNOPENED
)	ALLEYS

MEMBERS OF CITY COUNCIL:

(1) The City of Roanoke ("Petitioner") applies to have the right-of-way of an unopened public alley permanently vacated, discontinued and closed pursuant to Virginia Code Section 15.2-2006, and Section 30-14, Code of the City of Roanoke (1979), as amended. This public right-of-way is more particularly described on the attached map (Exhibit A) and as follows: A twenty-four foot (24') alley between Tax Parcels 1020304, 1020305, 1020306, 1020310 and 1020314 extending on an east west axis and beginning at Franklin Road and extending approximately 129' from Franklin Road toward Third Street, SW; together with a ten-foot (10') alley between Tax Parcels 1020303, 1020304 and 1020305 extending on a north south axis beginning at the above described alley and extending approximately 52' to the property line of Tax Parcel 1020305. The total area is shown on Exhibit A and will be accurately defined on a plat of survey to be required as a condition of closure.

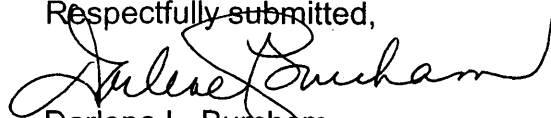
(2) The adjacent property is owned by the City of Roanoke. Closure of this portion of right-of-way will have no adverse effect on any property or owner.

(3) A list of the property owners whose lots border or abut the subject alley is attached as Exhibit B.

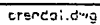
WHEREFORE, the City of Roanoke respectfully requests that the above-described right-of-way be permanently vacated, discontinued and closed by the Council of the City of Roanoke in accordance with Sections 15.2-2006, and 15.2-2008, Code of Virginia, (1950), as amended, and Section 30-14, Code of the City of Roanoke (1979), as amended.

Date: 12-4-03

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Darlene L. Burcham', written over the printed name.

Darlene L. Burcham
City Manager



SCALE 1"=30'

LIST OF ADJACENT PROPERTY OWNERS

<u>Tax Number</u>	<u>Owner</u>
1020303	City of Roanoke
1020304	City of Roanoke
1020305	City of Roanoke
1020306	Roanoke Mental Hygiene Service
1020310	City of Roanoke
1020314	Roanoke Mental Hygiene Service

SJT
1/20/04

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE permanently vacating, discontinuing and closing a certain public right-of-way in the City of Roanoke, Virginia, as more particularly described hereinafter; and dispensing with the second reading by title of this ordinance.

WHEREAS, the City of Roanoke filed an application to the Council of the City of Roanoke, Virginia, in accordance with law, requesting the Council to permanently vacate, discontinue and close the public right-of-way described hereinafter;

WHEREAS, the City Planning Commission, after giving proper notice to all concerned as required by §30-14, Code of the City of Roanoke (1979), as amended, and after having conducted a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held on such application by the City Council on February 17, 2004, after due and timely notice thereof as required by §30-14, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were afforded an opportunity to be heard on such application;

WHEREAS, it appearing from the foregoing that the land proprietors affected by the requested closing of the subject public right-of-way have been properly notified; and

WHEREAS, from all of the foregoing, the Council considers that no inconvenience will result to any individual or to the public from permanently vacating, discontinuing and closing such public right-of-way.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke, Virginia, that the public right-of-way situate in the City of Roanoke, Virginia, and more particularly described as follows:

That certain twenty-four foot (24') alley between Official Tax Nos. 1020304, 1020305, 1020306, 1020310 and 1020314, extending on an east west axis beginning at Franklin Road and extending approximately 129 feet toward Third Street, S.W., with a ten foot alley between Official Tax Nos. 1020303, 1020304 and 1020305, extending on a north south axis beginning at the ten foot alley and extending approximately 52 feet to the property line of Official Tax No. 1020305

be, and is hereby permanently vacated, discontinued and closed, and that all right and interest of the public in and to the same be, and hereby is, released insofar as the Council of the City of Roanoke is empowered so to do with respect to the closed portion of the right-of-way, reserving however, to the City of Roanoke and any utility company, including, specifically, without limitation, providers to or for the public of cable television, electricity, natural gas or telephone service, an easement for sewer and water mains, television cable, electric wires, gas lines, telephone lines, and related facilities that may now be located in or across such public right-of-way, together with the right of ingress and egress for the maintenance or replacement of such lines, mains or utilities, such right to include the right to remove, without the payment of compensation or damages of any kind to the owner, any landscaping, fences, shrubbery, structure or any other encroachments on or over the easement which impede access for maintenance or replacement purposes at the time such work is undertaken; such easement or easements to terminate upon the later abandonment of use or permanent

removal from the above-described public right-of-way of any such municipal installation or other utility or facility by the owner thereof.

BE IT FURTHER ORDAINED that the applicant shall submit to the Subdivision Agent, receive all required approvals of, and record with the Clerk of the Circuit Court for the City of Roanoke, a subdivision plat, with such plat combining all properties which would otherwise be landlocked by the requested closure, or otherwise disposing of the land within the right-of-way to be vacated in a manner consistent with law, and retaining appropriate easements, together with the right of ingress and egress over the same, for the installation and maintenance of any and all existing utilities that may be located within the right-of-way.

BE IT FURTHER ORDAINED that the applicant shall, upon meeting all other conditions to the granting of the application, deliver to the Clerk of the Circuit Court of the City of Roanoke, Virginia, a certified copy of this ordinance for recordation where deeds are recorded in such Clerk's Office, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the Petitioner, and the names of any other parties in interest who may so request, as Grantees, and pay such fees and charges as are required by the Clerk to effect such recordation.

BE IT FURTHER ORDAINED that the applicant shall, upon a certified copy of this ordinance being recorded by the Clerk of the Circuit Court of the City of Roanoke, Virginia, where deeds are recorded in such Clerk's Office, file with the City Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.

BE IT FURTHER ORDAINED that if the above conditions have not been met within a period of twelve (12) months from the date of the adoption of this ordinance, then such ordinance shall be null and void with no further action by City Council being necessary.

BE IT FINALLY ORDAINED that pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKE

OFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Encroachment into Public Right-
of-Way - Awning at 105 S.
Jefferson Street -Tax No.
1011124

Bridget B. and Hugh A. Meagher, owners of 105 S. Jefferson Street, have requested permission for a tenant (applicant) to install an awning that will create an encroachment into the public right-of-way of Jefferson Street, SW. See Attachment #1.

The revocable encroachment will extend approximately forty-eight (48) inches into the right-of-way of Jefferson Street, at a height above the sidewalk of 8'9". See Attachments #2 and #3. The right-of-way of Jefferson Street at this location is approximately fifty-nine (59') feet in width. Liability insurance and indemnification of City by the applicant shall be provided as specified in the attached exhibit, subject to approval of the City's Risk Manager. See Attachment #4.

Recommended Action(s):

Council adopt an ordinance, to be executed by the property owners, and recorded in the Clerk's office of the Circuit Court for the City of Roanoke, granting a revocable license to the property owners of 105 S. Jefferson Street, to allow the installation of an awning that encroaches into the right-of-way of Jefferson Street.

Respectfully submitted,

A handwritten signature in cursive script, reading "Darlene L. Burcham".

Darlene L. Burcham
City Manager

DLB/SEF

Attachments

c: William M. Hackworth, City Attorney
Mary F. Parker, City Clerk
Jesse A. Hall, Director of Finance
Sarah E. Fitton, Engineering Coordinator

CM04-00034

Alexander's

January 22, 2004

The City of Roanoke
Engineering Department
215 Church Avenue SW
Roanoke, VA 24011

Dear Sirs,

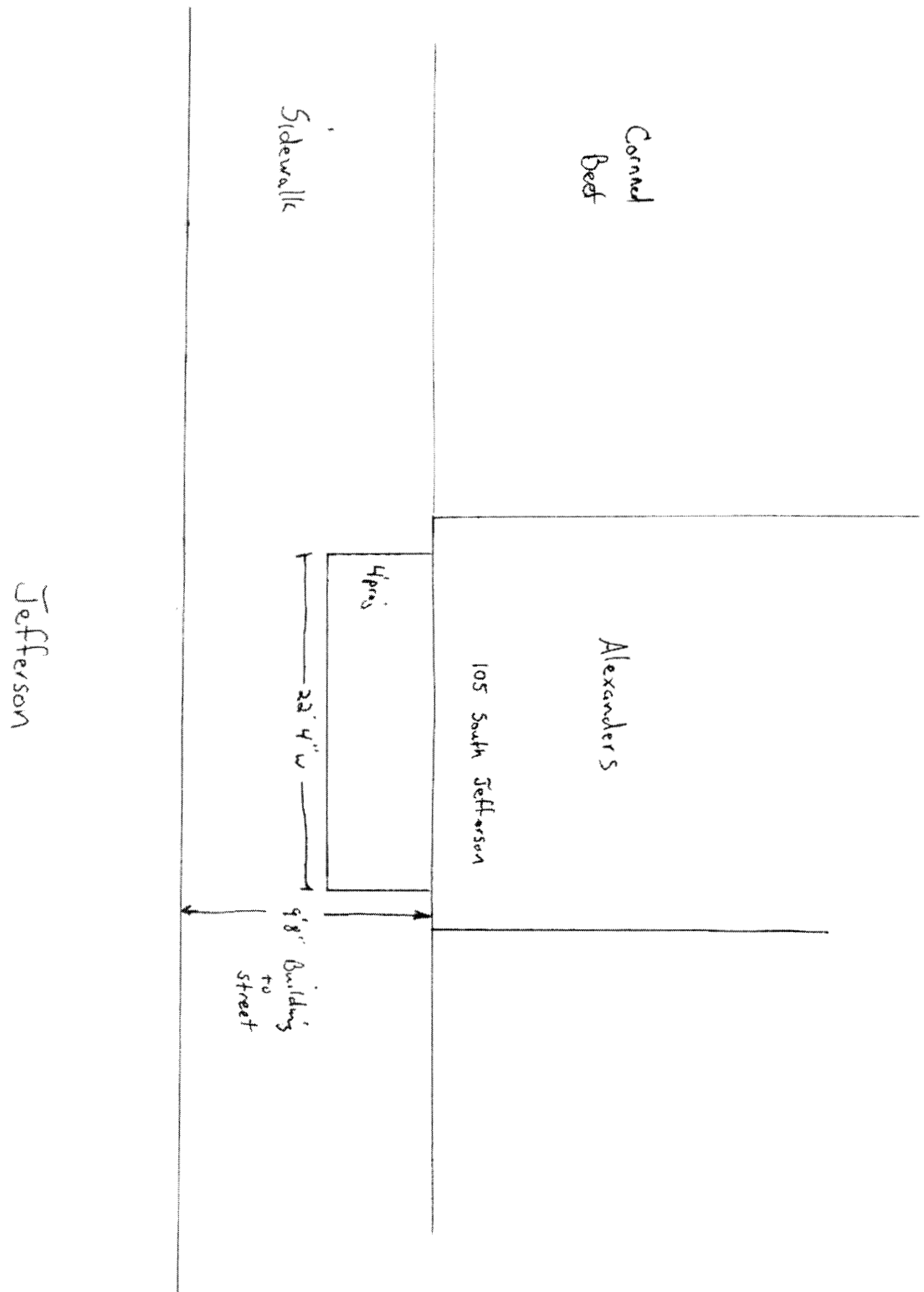
Alexander's would like to place an awning on the front of our building at 105 S. Jefferson Street. Roanoke Awning Co. will plan and install the awning to code. Included with this request are:

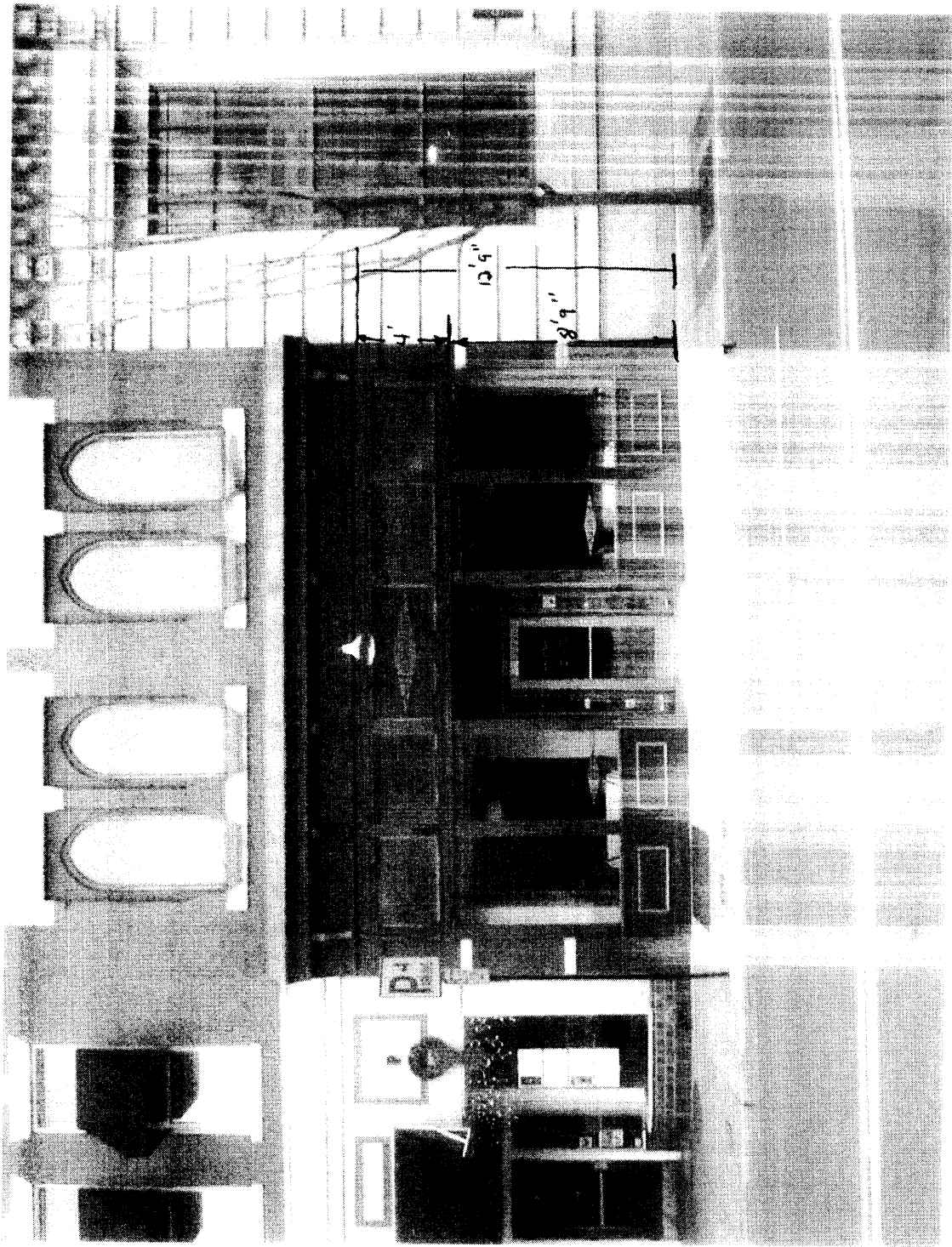
- A copy of the plat of 105 S. Jefferson St.
- Two copies of our certificate of insurance
- Detailed drawings of the proposed awning for your review and approval.

Thank you for your consideration of this proposal. Please contact me if I may answer any questions about this project.

Sincerely,


Bridget B. Meagher
President





Attachment #3

**INSURANCE REQUIREMENTS
FOR ENCROACHMENTS IN RIGHT-OF-WAY
COMMERCIAL**

Owner shall obtain liability insurance coverage with respect to claims arising out of the subject matter of this agreement. The amount of such insurance shall not be less than:

- A. General Aggregate \$1,000,000**
- B. Products - Completed/Operations Aggregate \$1,000,000**
- C. Personal and Advertising Injury \$1,000,000**
- D. Each Occurrence \$1,000,000**
- E. Above amounts may be met by umbrella form coverage in a minimum amount of \$1,000,000 aggregate; \$1,000,000 each occurrence.**

Owner shall name the City, its officers, agents, employees, and volunteers as additional insured as its interests may appear on the above policy. Such coverage shall not be canceled or materially altered except after thirty (30) days prior written notice of such cancellation or material alteration to City Engineer of the City of Roanoke.

Owner shall indemnify and save harmless the City of Roanoke, its officials, officers and employees, from all claims for injuries or damages to persons or property that may arise by reason of the encroachment over public right-of-way.

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE granting a revocable license to permit the encroachment of an awning at a minimum height above the sidewalk of eight feet (8') and nine inches (9"), extending approximately forty-eight inches (48") in the public right-of-way of South Jefferson Street, from property bearing Official Tax No. 1011124, upon certain terms and conditions; and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke as follows:

1. Permission is hereby granted the property owners, Bridget B. Meagher and Hugh A. Meagher ("Licensee") of the property bearing Official Tax No. 1011124, otherwise known as 105 South Jefferson Street, within the City of Roanoke, to permit the encroachment of an awning at a minimum height above the sidewalk of eight feet (8') and nine inches (9"), extending approximately forty-eight inches (48") in the public right-of-way of South Jefferson Street, as more fully described in a letter of the City Manager to City Council dated February 17, 2004.
2. Such license, granted pursuant to §15.2-2010, Code of Virginia (1950), as amended, shall be revocable at the pleasure of the Council of the City of Roanoke and subject to all the limitations contained in §15.2-2010.
3. It shall be agreed by the Licensee that, in maintaining such encroachment, the Licensee and its grantees, assignees, or successors in interest shall agree to indemnify and save harmless the City of Roanoke, its officials, officers and employees from all claims for injuries or damages to persons or property that may arise by reason of the above-described encroachment in the

public right-of-way.

4. Licensee, its grantors, assigns or successor in interest shall for the duration of this license maintain on file with the City Clerk's Office evidence of insurance coverage in an amount not less than \$1,000,000.00. This insurance requirement may be met by either homeowner's insurance or commercial general liability insurance. The certificate of insurance must list the City of Roanoke, its officers, agents and employees as additional insureds, and an endorsement by the insurance company naming these parties as additional insureds must be received within thirty (30) days of passage of this ordinance. The certificate shall state that such insurance may not be canceled or materially altered without thirty (30) days written advance notice of such cancellation or alteration being provided to the Risk Management Officer for the City of Roanoke.

5. The City Clerk shall transmit an attested copy of this ordinance to Bridge B. Meagher and Hugh A. Meagher, 105 South Jefferson Street, Roanoke, Virginia 24011.

6. This ordinance shall be in full force and effect at such time as a copy, duly signed, sealed, and acknowledged by the Licensee, has been admitted to record, at the cost of the Licensee, in the Clerk's Office of the Circuit Court for the City of Roanoke and shall remain in effect only so long as a valid, current certificate evidencing the insurance required in Paragraph 4 above is on file in the Office of the City Clerk.

7. Pursuant to the provisions of §12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.

ACCEPTED and EXECUTED by the undersigned this _____ day of _____,
2004.

BRIDGET B. MEAGHER

HUGH A. MEAGHER

COMMONWEALTH OF VIRGINIA

§
§ To-Wit:
§

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid this _____ day
of _____, 2004, by Bridget B. Meagher.

My Commission expires:_____.

Notary Public

COMMONWEALTH OF VIRGINIA

§
§ To-Wit:
§

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid this _____ day
of _____, 2004, by Hugh A. Meagher.

My Commission expires:_____.

Notary Public



**CITY OF ROANOKE
OFFICE OF THE CITY MANAGER**

Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 364
Roanoke, Virginia 24011-1591
Telephone: (540) 853-2333
Fax: (540) 853-1138
CityWeb: www.roanokegov.com

February 17, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Request of Appalachian Power
Company for Easement on City-
owned Property at Roanoke Academy
for Mathematics and Science

Appalachian Power Company has requested a twenty-foot wide underground utility easement across city owned property identified by Tax Map Nos. 2340104 and #2340108 to extend an existing power line on the above referenced site to provide underground electric service to that facility. See Attachments #1 & #2.

Recommended Action(s):

Following a public hearing, authorize the City Manager to execute the appropriate documents granting an easement as described above to Appalachian Power Company, approved as to form by the City Attorney.

Respectfully submitted,

A handwritten signature in cursive script, reading "Darlene L. Burcham".

Darlene L. Burcham
City Manager

DLB/SEF

Attachment

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Sarah E. Fitton, Engineering Coordinator

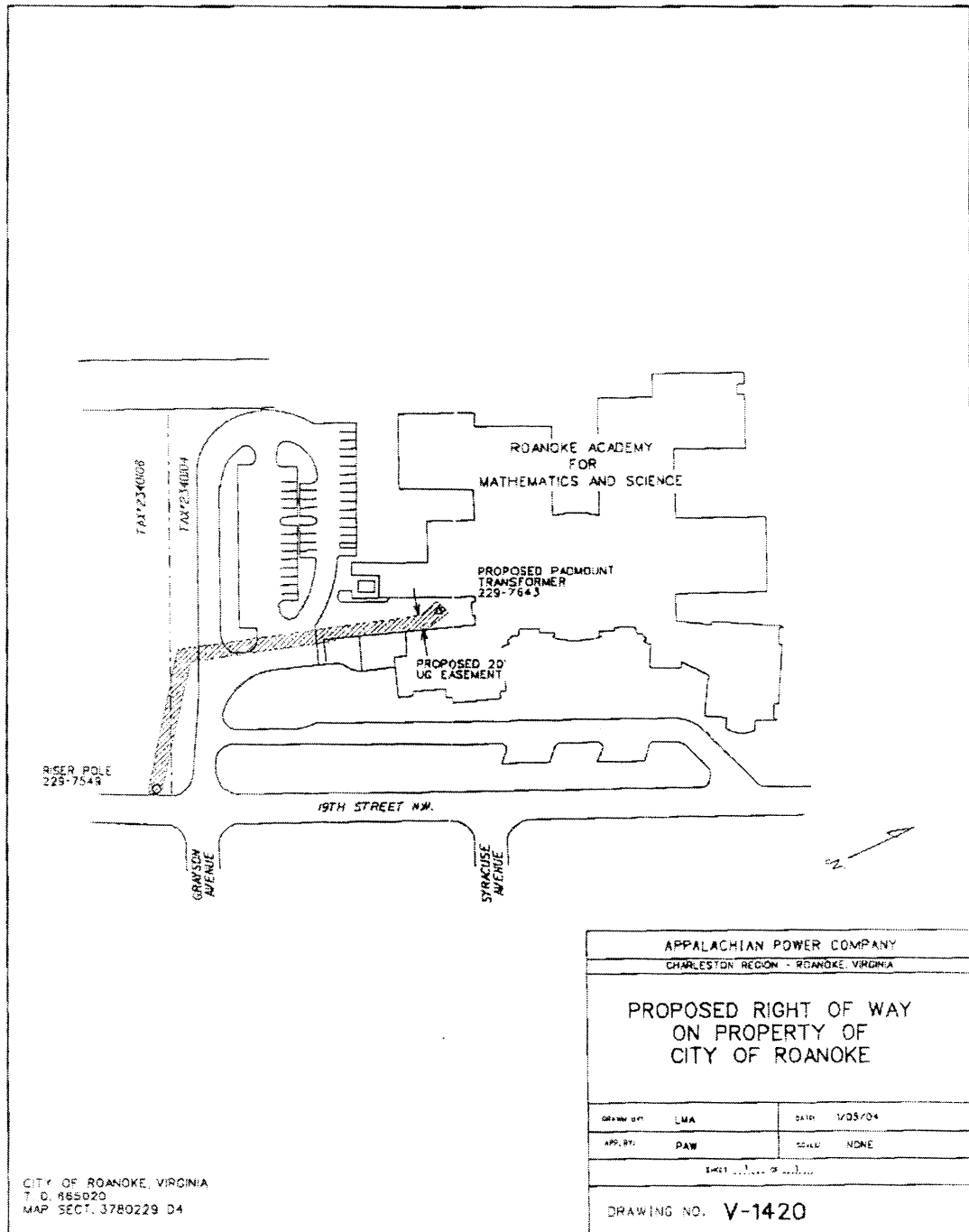
#CM04-00036

Attachment #1

01/12/2004 09:04 FAX 427 3727

RKE DIST ENG

001/001



MAP NO. 3780-229-D4

W. O. NO. W000651801

PROPERTY NO. 1

JOB NO. 03-10202

EAS NO. _____

THIS AGREEMENT, made this ____ day of _____, 2004, by and between the **CITY OF ROANOKE**, a municipal corporation existing under the laws of the Commonwealth of Virginia, herein called "**GRANTOR**," and **APPALACHIAN POWER COMPANY**, a Virginia corporation, herein called "**APPALACHIAN**."

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, the **GRANTOR** hereby gives license and permit to **APPALACHIAN**, its successors and assigns, and the right, privilege and authority to said **APPALACHIAN**, its successors and assigns, to construct, erect, operate, and maintain a line or lines for the purpose of transmitting electric power underground on the properties of the City of Roanoke, further identified as Roanoke City Tax Parcels numbered 2340104 and 2340108 in the City of Roanoke, Virginia.

BEING a right of way and easement, in, on, along, through, across or under said lands for the purpose of providing service to the Roanoke Academy for Mathematics and Science, as shown on that certain Appalachian Power Company Drawing V-1420 dated 1-5-04, entitled "Proposed Right of Way on Property of City of Roanoke", attached hereto and made a part hereof.

TOGETHER with the right to said **APPALACHIAN**, its successors and assigns, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Appalachian's Facilities"), in, on, along, over, through, across and under the above referred to premises; the right to disturb the surface of said premises and to excavate thereon, and to cut down, trim, clear and/or otherwise control, and at Appalachian's option, remove from said premises any trees, shrubs, roots, brush, undergrowth, overhanging branches, buildings or other obstructions which may endanger the safety of, or interfere with the use of Appalachian's Facilities, and the right of ingress and egress to and over said above referred to premises and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and for doing anything necessary or useful or convenient in connection therewith. The Grantor hereby grants, conveys and warrants to Appalachian Power Company a non-exclusive right of way easement for electric facilities.

In the event **APPALACHIAN** should remove all of said Appalachian's facilities from the lands of the **GRANTOR**, then all of the rights, title and interest of the party of **APPALACHIAN** in the right of way and license hereinabove granted, shall revert to the **GRANTOR**, its successors and assigns.

APPALACHIAN agrees to indemnify and save harmless the **GRANTOR** against any and all loss or damage, accidents, or injuries, to persons or property, whether of the **GRANTOR** or any other person or corporation, arising in any manner from the negligent construction, operations, or maintenance, or failure to properly construct, operate, or maintain said Appalachian's facilities.

Given under my hand this _____ day of _____, 2004.

Notary Public

My Commission Expires:

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE authorizing the granting of a twenty-foot (20') wide easement for the extension of existing electric power service on City-owned property, identified by Official Tax Nos. 2340104 and 2340108, to Appalachian Power Company d/b/a American Electric Power ("AEP"), for the purpose of providing underground electric service to the Roanoke Academy for Mathematics and Science, upon certain terms and conditions; and dispensing with the second reading by title of this ordinance.

WHEREAS, a public hearing was held on February 17, 2004, pursuant to §§15.2-1800(B) and 1813, Code of Virginia (1950), as amended, at which hearing all parties in interest and citizens were afforded an opportunity to be heard on such conveyance.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. The City Manager and City Clerk are hereby authorized to execute and attest, respectively, in a form approved by the City Attorney, the necessary document granting a twenty-foot (20') wide easement for the extension of existing electric power service on City-owned property, identified by Official Tax Nos. 2340104 and 2340108, to Appalachian Power Company d/b/a American Electric Power for the purpose of providing underground electric service to the Roanoke Academy for Mathematics and Science, upon certain terms and conditions, as more fully described in a letter of the City Manager to City Council dated

February 17, 2004.

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.